



AGENDA
EDMONDS CITY COUNCIL
Council Chambers ~ Public Safety Complex
250 5th Avenue North, Edmonds

SPECIAL MEETING
JANUARY 13, 2015

6:30 P.M. - CALL TO ORDER

1. **(30 Minutes)** Convene in executive session to discuss collective bargaining per RCW 42.30.140(1)(a).

STUDY SESSION
JANUARY 13, 2015

7:00 P.M. - CALL TO ORDER / FLAG SALUTE

2. **(5 Minutes)** Roll Call
3. **(5 Minutes)** Approval of Agenda
4. **(5 Minutes)** Approval of Consent Agenda Items
 - A. **AM-7402** Approval of City Council Meeting Minutes of January 6, 2015.
 - B. **AM-7405** Approval of claim checks #212286 through #212410 dated January 8, 2015 for \$541,643.82.
 - C. **AM-7376** Acknowledge receipt of a Claim for Damages from Philip Christensen (\$158.68).
 - D. **AM-7357** Authorization for the Mayor to sign an Interlocal Agreement between the City of Lynnwood and the City of Edmonds for joint funding of the Recycling Coordinator.
 - E. **AM-7387** Confirmation of Municipal Court Judge Linda Coburn.
5. **(5 Minutes)** Swearing in of newly confirmed Municipal Court Judge Linda W. Y. Coburn.
AM-7400

6. Audience Comments (3 minute limit per person)*
**Regarding matters not listed on the Agenda as Closed Record Review or as Public Hearings*
7. **(15 Minutes)** Growing Transit Communities Program
AM-7406
8. **(15 Minutes)** Review of Shaw Lane final plat at 8620 218th St. (File # PLN20120043)
AM-7399
9. **(10 Minutes)** City Hall Exterior ATM Concession Agreement
AM-7329
10. **(25 Minutes)** Discussion of the Draft Housing Element for the 2015 Comprehensive Plan Update
AM-7403
11. **(10 Minutes)** Review of proposed changes to Edmonds City Code, Chapter 10.16 Cemetery Board
AM-7396
12. **(20 Minutes)** Discussion on Potential Update of Council Vacancy Interviews and Appointment
AM-7404 Process
13. **(20 Minutes)** Discussion regarding Code of Ethics
AM-7395
14. **(20 Minutes)** Continued Discussions on the Study Sessions
AM-7381
15. **(5 Minutes)** Mayor's Comments
16. **(15 Minutes)** Council Comments
17. Convene in executive session regarding pending or potential litigation per RCW 42.30.110(1)(i).
18. Reconvene in open session. Potential action as a result of meeting in executive session.

ADJOURN

AM-7402

4. A.

City Council Meeting

Meeting Date: 01/13/2015

Time: Consent

Submitted By: Scott Passey

Department: City Clerk's Office

Review Committee:

Committee Action:

Type: Action

Information

Subject Title

Approval of City Council Meeting Minutes of January 6, 2015.

Recommendation

Review and approve meeting minutes.

Previous Council Action

N/A

Narrative

The draft minutes are attached.

Attachments

Attachment 1 - 20150106 Draft Council Meeting Minutes

Form Review

Form Started By: Scott Passey
Final Approval Date: 01/08/2015

Started On: 01/08/2015 07:02 AM

EDMONDS CITY COUNCIL DRAFT MINUTES

January 6, 2015

Following a reception for Councilmember Strom Peterson at 6:00 p.m., the Edmonds City Council meeting was called to order at 6:30 p.m. by Mayor Earling in the Council Chambers, 250 5th Avenue North, Edmonds.

ELECTED OFFICIALS PRESENT

Dave Earling, Mayor
Diane Buckshnis, Councilmember
Kristiana Johnson, Councilmember
Lora Petso, Councilmember
Strom Peterson, Councilmember
Joan Bloom, Councilmember (arrived 6:40 p.m.)
Adrienne Fraley-Monillas, Councilmember
Thomas Mesaros, Councilmember

ALSO PRESENT

Noushyal Eslami, Student Representative

STAFF PRESENT

Phil Williams, Public Works Director
Carrie Hite, Parks & Recreation Director
Scott James, Finance Director
Patrick Doherty, Econ. Dev & Comm. Serv. Dir.
Jerry Shuster, Stormwater Eng. Program Mgr.
Rob English, City Engineer
Carolyn LaFave, Executive Assistant
Jeff Taraday, City Attorney
Scott Passey, City Clerk
Jerrie Bevington, Camera Operator
Jeannie Dines, Recorder

1. **CONVENE IN EXECUTIVE SESSION TO DISCUSS A REAL ESTATE MATTER PER RCW 42.30.110(1)(c).**

At 6:30 p.m., Mayor Earling announced that the City Council would meet in executive session to discuss a real estate matter per RCW 42.30.110(1)(c). He stated that the executive session was scheduled to last approximately 20 minutes and would be held in the Jury Meeting Room, located in the Public Safety Complex. No action was anticipated to occur as a result of meeting in executive session. Elected officials present at the executive session were: Mayor Earling, and Councilmembers Johnson, Fraley-Monillas, Buckshnis, Peterson, Petso, Bloom and Mesaros. Others present were City Attorney Jeff Taraday, Parks & Recreation Director Carrie Hite, and City Clerk Scott Passey. At 6:53p.m., Mayor Earling announced to the public present in the Council Chambers that an additional 5 minutes would be required in executive session. The executive session concluded at 6:58 p.m.

2. **MEET WITH SISTER CITY CANDIDATE NORIKO TSENG FOR CONFIRMATION TO THE EDMONDS SISTER CITY COMMISSION**

At 6:59 p.m., the City Council met with Sister City Candidate Noriko Tseng. The meeting took place in the Council Chambers, located in the Public Safety Complex. All City Councilmembers and Mayor Earling were present.

Mayor Earling reconvened the regular City Council meeting at 7:05 p.m. and led the flag salute.

3. **ROLL CALL**

City Clerk Scott Passey called the roll. All elected officials were present.

4. **APPROVAL OF AGENDA**

COUNCILMEMBER BUCKSHNIS MOVED, SECONDED BY COUNCILMEMBER PETERSON, TO APPROVE THE AGENDA IN CONTENT AND ORDER. MOTION CARRIED UNANIMOUSLY.

5. **APPROVAL OF CONSENT AGENDA ITEMS**

COUNCILMEMBER BUCKSHNIS MOVED, SECONDED BY COUNCILMEMBER FRALEY-MONILLAS, TO APPROVE THE CONSENT AGENDA. MOTION CARRIED UNANIMOUSLY. The agenda items approved are as follows:

- A. APPROVAL OF CITY COUNCIL MEETING MINUTES OF DECEMBER 16, 2014
- B. APPROVAL OF CLAIM CHECKS #212021 THROUGH #212168 DATED DECEMBER 18, 2014 FOR \$1,400,051.90, #212169 DATED DECEMBER 22, 2014 FOR \$8,759.24 AND #212170 THROUGH #212285 DATED DECEMBER 31, 2014 FOR \$629,152.24. APPROVAL OF PAYROLL DIRECT DEPOSIT AND CHECKS #61408 THROUGH #61418 FOR 463,333.53, BENEFIT CHECKS #61419 THROUGH #61425 AND WIRE PAYMENTS OF \$440,831.50 FOR THE PAY PERIOD DECEMBER 1, 2014 THROUGH DECEMBER 15, 2014. APPROVAL OF PAYROLL REPLACEMENT CHECK #61426 FOR \$708.90. APPROVAL OF PAYROLL DIRECT DEPOSIT AND CHECKS #61427 THROUGH #61435 DATED JANUARY 5, 2015 FOR \$485,727.78, BENEFIT CHECKS #61436 THROUGH #61446 AND WIRE PAYMENTS OF \$415,215.01 FOR THE PAY PERIOD DECEMBER 16, 2014 THROUGH DECEMBER 31, 2014
- C. APPROVAL OF RESOLUTION THANKING COUNCILMEMBER DIANE BUCKSHNIS FOR HER SERVICE AS COUNCIL PRESIDENT
- D. APPROVAL OF RESOLUTION THANKING COUNCILMEMBER STROM PETERSON FOR HIS SERVICE AS A COUNCILMEMBER
- E. CONFIRMATION OF NORIKO TSENG TO THE EDMONDS SISTER CITY COMMISSION

6. **SELECTION OF COUNCIL PRESIDENT FOR 2015**

Mayor Earling reviewed the selection process: The Mayor will call for nominations. No Councilmember may nominate more than one person for a given office until every member wishing to nominate a candidate has had an opportunity to do so. Nominations do not require a second. The Mayor will repeat each nomination until all nominations have been made. When it appears no one else wishes to make a nomination, the Mayor will ask again for nominations. If none are made, the Mayor will declare the nominations closed. After the nominations are closed, the Mayor will call for a vote in the order that the nominations were made. Councilmembers will be asked to signify their vote by raising their hand. As soon as a nominee receives four votes, the Mayor will declare the Council President elected and no votes will be taken on the remaining nominees. The same process will be repeated for the election of the Council President Pro Tem.

COUNCILMEMBER PETSO MOVED, SECONDED BY COUNCILMEMBER BLOOM, TO DO THE ELECTIONS BY BALLOT RATHER THAN IN ORDER OF NOMINATION.

Mayor Earling clarified it would be a written ballot. Councilmember Petso agreed State law does not permit a secret ballot.

MOTION CARRIED (6-1), COUNCILMEMBER PETERSON VOTING NO.

Mayor Earling opened nominations for Council President.

COUNCILMEMBER PETERSON NOMINATED ADRIENNE FRALEY-MONILLAS FOR THE POSITION OF COUNCIL PRESIDENT.

There were no further nominations.

NOMINATION OF ADRIENNE FRALEY-MONILLAS FOR COUNCIL PRESIDENT FOR 2015 CARRIED UNANIMOUSLY.

7. SELECTION OF COUNCIL PRESIDENT PRO TEM FOR 2015

COUNCILMEMBER BLOOM NOMINATED LORA PETSO FOR THE POSITION OF COUNCIL PRESIDENT PRO TEM.

COUNCILMEMBER BUCKSHNIS NOMINATED KRISTIANA JOHNSON FOR THE POSITION OF COUNCIL PRESIDENT PRO TEM.

COUNCILMEMBER PETERSON NOMINATED THOMAS MESAROS FOR THE POSITION OF COUNCIL PRESIDENT PRO TEM.

There were no further nominations.

Councilmember Bloom made a statement regarding her nominee; since she has been in on office there has been an ongoing, not so subtle campaign to diminish the status of the legislative branch of Edmonds government. Today Council is considering taking part in diminishing its own status, considering breaking precedent by electing a member, Councilmember Mesaros, who has less than ten months of experience, to a position of authority within the Council. She felt this disrespected the Council’s role in government and also disrespects the voters who place the Council in a position of responsibility. She nominated Councilmember Petso because she has over eight years of experience as a Councilmember and is the most qualified to be Council President Pro Tem.

Councilmember Peterson said he proudly nominated Councilmember Mesaros; although he has served on the Council a short time, his work has been exemplary. His ability to work within the community, with staff, and with Councilmembers; his even demeanor; and his view for moving the process forward no matter the outcome says a lot for his legislative stance. His professional work outside the community has been tremendous. He was honored to nominate Councilmember Mesaros for this position.

Councilmember Buckshnis explained she nominated Councilmember Johnson who served as Council Pro Tem last year and could have been Council President this year. She served on a number of committees last year, her leadership is well known and she should continue for another year as Council President Pro Tem.

City Clerk Scott Passey distributed Roll Call sheets to be used as ballots and read the results of each ballot:

Nominee	Votes	Councilmember
Ballot 1		
Councilmember Johnson	2	Buckshnis, Johnson
Councilmember Mesaros	2	Mesaros, Peterson
Councilmember Petso	2	Petso, Bloom

Abstain		Fraley-Monillas
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Councilmember Fraley-Monillas asked for clarification that four votes for one person were required to select the Council President Pro Tem. City Attorney Jeff Taraday agreed.

Nominee	Votes	Councilmember
Ballot 2		
Councilmember Johnson	2	Buckshnis, Johnson
Councilmember Mesaros	2	Mesaros, Peterson
Councilmember Petso	2	Petso, Bloom
Abstain		Fraley-Monillas
Ballot 3		
Councilmember Johnson	2	Buckshnis, Johnson
Councilmember Mesaros	2	Mesaros, Peterson
Councilmember Petso	2	Petso, Bloom
Abstain		Fraley-Monillas

Councilmember Fraley-Monillas explained she abstained from the vote because all three nominees have valuable input and ways to serve the City and she did not want to alienate anyone. If the vote is a 3-3 tie, she will have to break tie but at this point she did not intend to enter into the election.

Nominee	Votes	Councilmember
Ballot 4		
Councilmember Johnson	2	Buckshnis, Johnson
Councilmember Mesaros	2	Mesaros, Peterson
Councilmember Petso	2	Petso, Bloom
Abstain		Fraley-Monillas
Ballot 5		
Councilmember Johnson	2	Buckshnis, Johnson
Councilmember Mesaros	2	Mesaros, Peterson
Councilmember Petso	2	Petso, Bloom
Abstain		Fraley-Monillas

Mayor Earling relayed a question whether the Council wanted to adjourn to executive session for discussion or continue voting. Council President Fraley-Monillas asked whether adjourning to executive session would be appropriate. Mr. Taraday offered to review the statute; he did believe it would be appropriate because although the Council can adjourn to executive session to discuss the qualification of a candidate for appointment to a vacancy, but did not think it was appropriate in this circumstance.

Councilmember Johnson observed it would take four votes to select a Council President Pro Tem not just a simple majority. City Clerk Scott Passey agreed four votes would be required. Mr. Taraday advised four votes is a simple majority of the seven Councilmembers present.

Nominee	Votes	Councilmember
Ballot 6		
Councilmember Johnson	2	Buckshnis, Johnson
Councilmember Mesaros	2	Mesaros, Peterson
Councilmember Petso	2	Petso, Bloom
Abstain		Fraley-Monillas

In response to the earlier question, Mr. Taraday advised in his opinion the exemption for evaluating the qualifications of a candidate for appointment to elective office did not apply. While each Councilmember holds elective office, he did not consider the Council Presidency to be an elective office in the way that the phrase is used in the RCW. He recommended the Council not go into executive session to discuss the qualifications of the candidates.

Nominee	Votes	Councilmember
Ballot 7		
Councilmember Johnson	2	Buckshnis, Johnson
Councilmember Mesaros	2	Mesaros, Peterson
Councilmember Petso	2	Petso, Bloom
Abstain		Fraley-Monillas

Mayor Earling declared a five minute recess.

Nominee	Votes	Councilmember
Ballot 8		
Councilmember Johnson	2	Buckshnis, Johnson
Councilmember Mesaros	2	Mesaros, Peterson
Councilmember Petso	2	Petso, Bloom
Abstain		Fraley-Monillas
Ballot 9		
Councilmember Johnson	2	Buckshnis, Johnson
Councilmember Mesaros	2	Mesaros, Peterson
Councilmember Petso	2	Petso, Bloom
Abstain		Fraley-Monillas

Councilmember Petso asked whether the candidates could make a statement regarding their interest in the position. Mayor Earling answered that was not in keeping with past protocol. Mr. Taraday advised the Council can alter its own procedure.

Councilmember Petso thanked Councilmember Johnson for her work this year and Councilmember Mesaros for his interest in serving in this role. She would be happy to serve in the role of Council President Pro Tem for the coming year, having worked with Council President Fraley-Monillas in the past. She would serve without the expectation of it being a building block toward the future. She expressed the goal of being inclusive of all Councilmembers and trying to ensure everyone is aware of things she is working on and her plans.

Councilmember Mesaros was pleased Councilmember Peterson nominated him. He was excited to serve as Council President Pro Tem. He brings new ideas and ways of doing things and a fresh approach to the Council. In response to Councilmember Bloom’s comment about his lack of longevity on the Council, he viewed that as a strength with regard to what he can bring to the table such as his leadership experience working in healthcare and consulting. He was eager to serve the City in this role.

Councilmember Johnson said her primary goal was to serve the residents and citizens of Edmonds. She agreed Councilmember Petso has had quite a lot of experience including serving as Council President Pro Tem twice and Council President once. Councilmember Mesaros brings a fresh set of eyes and his lack of experience should not disqualify him. She offered continuity between the old and new Council administration. The Council needs to work together and she found these discussions uncomfortable because they seem so divisive at a time when the Council should be working together.

Council President Fraley-Monillas asked whether the Council President Pro Tem must be selected tonight. Mr. Taraday read from ECC 1.02.031, Following the initial six month term, the Council President shall be elected for one year terms by the City Council at the first Council meeting of each year and shall serve a one year term until his/her successor is elected. At the same time, the City Council shall elect the Council President Pro Tempore. He summarized according to the City Code it needed to be done at this meeting but there was no State law that required it.

Nominee	Votes	Councilmember
Ballot 10		
Councilmember Johnson	2	Buckshnis, Johnson
Councilmember Mesaros	2	Mesaros, Peterson
Councilmember Petso	2	Petso, Bloom
Abstain		Fraley-Monillas
Ballot 11		
Councilmember Johnson	2	Buckshnis, Johnson
Councilmember Mesaros	2	Mesaros, Peterson
Councilmember Petso	2	Petso, Bloom
Abstain		Fraley-Monillas

Council President Fraley-Monillas offered a list of things she needs from a Council President Pro Tem in order to be efficient and do her job well:

- Makes decisions quickly and efficiently
- Think outside the box, just because something has been done one way doesn't mean that has to continue
- Help manage special projects that may come up, again thinking outside the box
- Ability to be easily reached for discussion

Council President Fraley-Monillas suggested if the Councilmember did not fit those qualifications, he/she not be successful in the position in the coming year.

As outgoing Council President, Councilmember Buckshnis commented the Council started last year and the previous year on a rocky road; she had thought tonight would be a seamless process and suggested the Council work together. The resolution commending her for her service as Council President enumerates all the work the Council accomplished last year as a team. Similar to Councilmember Johnson, she found this process embarrassing and disruptive. She reiterated Councilmember Johnson is the best candidate for the position of Council President to provide continuity.

Nominee	Votes	Councilmember
Ballot 12		
Councilmember Johnson	2	Buckshnis, Johnson
Councilmember Mesaros	2	Mesaros, Peterson
Councilmember Petso	2	Petso, Bloom
Abstain		Fraley-Monillas
Ballot 13		
Councilmember Johnson	2	Buckshnis, Johnson
Councilmember Mesaros	2	Mesaros, Peterson
Councilmember Petso	2	Petso, Bloom
Abstain		Fraley-Monillas

COUNCILMEMBER BUCKSHNIS MOVED, SECONDED BY COUNCILMEMBER PETERSON, TO MOVE #7, SELECTION OF COUNCIL PRESIDENT PRO TEM, TO ITEM 18A. MOTION CARRIED (6-1), COUNCILMEMBER BLOOM VOTING NO.

8. APPOINTMENT OF COUNCIL COMMITTEE REPRESENTATIVES FOR 2015

Council President Fraley-Monillas read the appointments:

Committee	Representative
Community Transit	Mayor Earling & Councilmember Buckshnis (Alt)
Disability Board	Councilmember Bloom & Council President Fraley-Monillas
Economic Development Commission	Councilmembers Mesaros & Petso
Highway 99 Task Force	Council President Fraley-Monillas & Councilmember Johnson
Historic Preservation Advisory Commission	Councilmembers Petso & Johnson
Lake Ballinger Work Group	Councilmember Buckshnis
Lodging Tax Advisory Committee	Position #2
Mayor's Climate Protection Committee	TBD
PFD Oversight Committee	Councilmember Petso
PFD Task Force	Not meeting at present Councilmember Petso if meetings resume
Port of Edmonds	Councilmembers Bloom & Mesaros
Regional Fire Authority	Not meeting at present Councilmember Petso and Mayor Earling if meetings resume
SeaShore Transportation Forum	Councilmember Mesaros
Snohomish County Emergency Radio System Governing Board	Position #2
SNOCOM	Councilmember Mesaros
Snohomish Health District	Council President Fraley-Monillas
Snohomish County Tomorrow	Councilmembers Buckshnis & Bloom
Salmon Recovery – WRIA-8	Councilmember Buckshnis
Transportation Committee	Councilmember Johnson
Tree Board Liaison	Councilmember Bloom

COUNCILMEMBER BUCKSHNIS MOVED, SECONDED BY COUNCILMEMBER MESAROS, TO APPROVE THE APPOINTMENT OF COUNCIL COMMITTEE REPRESENTATIVES FOR 2015. MOTION CARRIED UNANIMOUSLY.

9. RESOLUTION APPOINTING A COUNCILMEMBER TO THE SNOHOMISH HEALTH DISTRICT BOARD

COUNCILMEMBER BUCKSHNIS MOVED, SECONDED BY COUNCILMEMBER PETSO, TO ADOPT RESOLUTION 1330 APPOINTING COUNCIL PRESIDENT FRALEY-MONILLAS TO THE SNOHOMISH COUNTY HEALTH DISTRICT BOARD.

Councilmember Johnson said she had no problem with appointing Council President Fraley-Monillas. She expressed concern with the wording in Section 1 that identifies the appointee for the calendar year 2015 and thereafter until such time as the Council shall make a new appointment. She preferred to make the appointment for the calendar year 2015 and make the appointment annually as has been done in the past.

Councilmember Peterson asked whether the resolution reflected the same language that was used in the past. City Clerk Passey advised the same wording was used in the past. He referred to a scrivener's error at the end of the resolution, the date of January 6, 2016 should be January 6, 2015.

Mayor Earling answered the language "until such time as the Council shall make a new appointment" would address a situation where a successor was not named immediately, the previous appointee could continue until a new appointment was made. Council President Fraley-Monillas found the language in the resolution acceptable.

MOTION CARRIED UNANIMOUSLY.

10. RESOLUTION APPOINTING A REPRESENTATIVE AND ALTERNATE TO THE SNOHOMISH COUNTY PUBLIC TRANSPORTATION BENEFIT AREA CORPORATION

COUNCILMEMBER BUCKSHNIS MOVED, SECONDED BY COUNCILMEMBER PETERSON, TO APPROVE RESOLUTION 1331, APPOINTING DAVE EARLING AS THE REPRESENTATIVE AND COUNCILMEMBER BUCKSHNIS AS THE ALTERNATE TO THE SNOHOMISH COUNTY PUBLIC TRANSPORTATION BENEFIT AREA CORPORATION.

Councilmember Bloom relayed she did not understand why the Mayor was appointed to this position rather than a Councilmember. Instead of voting tonight, she suggested postponing a decision to allow discussion at a work session. She was not opposed but she wanted to understand.

Councilmember Buckshnis relayed Mayor Earling has a tremendous amount of knowledge related to Snohomish County Public Transportation and she believed he was the best fit for this appointment.

Mayor Earling offered to provide some background. Councilmember Bloom reiterated she did not understand why this was not a Council position and she preferred to discuss it at a study session.

Council President Fraley-Monillas explained the reason she assigned Mayor Earling was there were so many other committee positions to fill, if the Mayor was willing to take on a committee, she was willing because it was one less committee meeting for a Councilmembers to attend.

Councilmember Johnson suggested it was appropriate to move a topic to a study session when one Councilmember wanted to discuss it at a study session.

COUNCILMEMBER BLOOM MOVED, SECONDED BY COUNCILMEMBER JOHNSON, TO POSTPONE THIS ITEM TO A STUDY SESSION.

Councilmember Peterson asked if the motion to postpone was in order. Mr. Taraday offered to research.

Council President Fraley-Monillas advised no one on the Council asked to serve on this committee.

Councilmember Buckshnis asked whether this appointment was time sensitive. She was concerned postponing to a study session and scheduling it on a subsequent business meeting agenda would mean the representative would miss a meeting. Mayor Earling advised postponing a decision would mean the City would not have a representative at Thursday's board meeting.

Councilmember Mesaros suggested voting on the assignment but still have a study session regarding the role of the position and how it benefits the City.

Mayor Earling explained the appointment to Community Transit is a position that could be filled by the Mayor or a Councilmember. If he is not appointed, the City will also lose its seat at on the Sound Transit Board because one follows the other. Community Transit has a two year election cycle; elections were held last year. Although there are three larger cities, Lynnwood, Marysville and Edmonds, there are only two seats and which cities fill those seats is decided by those three cities. If he was not the representative, the other two members would have the discretion to appoint the Lynnwood representative who was currently an alternate. He summarized if he is not appointed tonight, the City runs the risk of not having a Community Transit seat and guarantees the City does not having a Sound Transit seat.

In response to the earlier question, Mr. Taraday advised the motion to postpone is in order even when another motion is pending.

Councilmember Bloom expressed her appreciation for Mayor Earling's explanation. This has confused her every year for the past three years and this is first she has heard about the connection between the positions. That was the reason she wanted to postpone the appointment to clarify and understand the role of the two positions and the value of appointing the Mayor rather than a Councilmember. She acknowledged they are two very important positions and the Council should consider whether it was better to appoint a Councilmember rather than the Mayor.

Council President Fraley-Monillas did not support a motion to postpone, reiterating no Councilmember requested this appointment.

If the Council made this appointment tonight, Councilmember Petso asked whether Council President Fraley-Monillas planned to schedule this on an upcoming study session. Council President Fraley-Monillas agreed that would be appropriate.

UPON ROLL CALL, MOTION TO POSTPONE FAILED (3-4), COUNCILMEMBERS BLOOM, JOHNSON AND PETSO VOTING YES; AND COUNCIL PRESIDENT FRALEY-MONILLAS AND COUNCILMEMBERS BUCKSHNIS, MESAROS AND PETERSON VOTING NO.

MAIN MOTION CARRIED (6-1), COUNCILMEMBER BLOOM VOTING NO.

11. AUDIENCE COMMENTS

Natalie Shippen, Edmonds, requested Council review of the Edmonds sign code be scheduled for March 10, 2015. This date gives the Planning Board ample time to review the sign code and submit revisions. The Planning Board's February 25, 2015 agenda includes Urban Design Element which fits well with the sign code review since good sign codes seek to maintain the attractiveness that good urban design produces. She explained her appeal of the Planning Department's decision on an Old Mill Town sign was directed to the Hearing Examiner. She did not believe her complaint was a matter for the Hearing Examiner who decides only whether an action complies with the code. The Planning Department correctly decided that the sign did comply with the code. The sign code section that permitted the sign needs to be changed, one of several sign code sections that need to be revised. Since only the legislative branch enacts and amends ordinances, she requested the Council execute its early 2014 decision to make review of the sign code a priority. The legislative branch sets its own agenda and the date when items are heard.

Nathan Proudfoot, Edmonds, a volunteer with Emergency Services Coordinating Agency (ESCA), explained ESCA provides volunteers for Edmonds as well as several neighboring communities in South Snohomish County and North King County including Kenmore and Woodinville. He invited community members to get involved in ESCA by visiting their website, ESCA1.com or sign up for a Community Emergency Response Team (CERT) or radio class. CERT training is designed to prepare citizens to help

themselves, their family and their neighbors in the event of catastrophic disaster. Professional emergency services personnel will not be available to help everyone immediately so citizens can make a difference by using their CERT training to protect and save lives. ESCA began providing CERT classes in 1996 and has graduated 800 citizens from the CERT program. The next class is January 15 – March 5, Thursdays from 7:00 – 10:00 p.m. at Northshore Fire Station 51 in Kenmore. Training is provided in emergency preparedness, fire safety, light urban search and rescue, medical triage and treatment, damage assessment, incident command, disaster psychology and terrorism.

Roger Hertrich, Edmonds, wished the Council Happy New Year, commenting the Council was off to the usual start as illustrated by the Council President Pro Tem election. He referred to public comments made by bicycle enthusiasts at meetings late last year, noting it was unfortunate they did not speak out when Public Works painted over the bike lane on Sunset Avenue. The bike lane on Sunset worked very efficiently for 20 years; the current situation, bicycles sharing the substandard pathway or larger sidewalk is problematic. He recalled the bike lane was created to reduce the width of Sunset to prevent kids from cruising and parking in the middle of the street. The bike lane has existed since then and there has not been any real controversy on Sunset other than the threat of fence and planting brambles to keep people off the bluff. He suggested the City was assuming liability for injury on a sidewalk with pedestrians and bikes as well as liability for the poor design of the angle parking. He recommended it be corrected now and not allowed to continue for a year.

Dave Page, Edmonds, wished the Council Happy New Year. He relayed following the last the Council President Pro Tem vote, he commented to Ron Wambolt that it was democracy in action. Mr. Wambolt's response was it beats the alternative. Mr. Page agreed, relaying he was grateful to live in a country where citizens can have it out at Council meetings and have an opportunity to make a difference. In response to Mayor Earling's inquiry about topics for the State of the City address, he suggested talking about the good things that have been happened. The City has been through hell and walked a fine line; some cities have not recovered and are deeply in debt. The Mayor and Council have done a remarkable job in the last 2-3 years.

12. PRESENTATION OF RESOLUTION AND PLAQUE TO COUNCILMEMBER DIANE BUCKSHNIS FOR HER SERVICE AS COUNCIL PRESIDENT IN 2014

Council President Fraley-Monillas read Resolution 1328 thanking Councilmember Buckshnis for her service as Council President beginning January 7, 2014 for a one year term. Council President Fraley-Monillas presented the resolution and a plaque to Councilmember Buckshnis.

Councilmember Buckshnis commented she just drove the car last year; she thanked the Council team for all the wonderful accomplishments and the tremendous job everyone did during 2014.

13. PRESENTATION OF RESOLUTION AND PLAQUE THANKING COUNCILMEMBER PETERSON FOR HIS SERVICE AS AN EDMONDS CITY COUNCILMEMBER

Council President Fraley-Monillas read Resolution 1329 thanking Councilmember Peterson for his service on the City Council since he was appointed January 20, 2009 to fill Position 2 and during his subsequent election to two consecutive terms. Council President Fraley-Monillas presented the resolution and a plaque to Councilmember Peterson.

Councilmember Peterson thanked the City for the resolution. With regard to the environmental work the City has worked on, when packing for his desk in Olympia he found a jar of disgusting water distributed when Algalita Marine Research Foundation made a presentation to the Council in 2009, the year the plastic gyre was discovered in the Pacific Ocean, his inspiration for the plastic bag ordinance. The community has rallied around environmental issues and has often led the way. He thanked City staff, an

incredible group of people, for their dedication which is reflected in the environmental initiatives and awards the City has won. It has been a true honor to work with such dedicated professionals who care about the City and its citizens in everything they do.

Councilmember Peterson thanked Mayors Earling, Cooper and Haakenson and current and past Councilmembers. He recognized being a Councilmember was a tough job, one that Councilmembers all relish and appreciate. While Councilmembers may disagree, he assured everyone was serving for the right reason and that's what makes democracy work. He summarized he was proud to have served the citizens of Edmonds as a Councilmember and looked forward to continuing to serve the citizens of Edmonds and the 21st District in Olympia.

14. WELCOME TO THE NEW EDMONDS LIBRARIAN, CHY ROSS

Parks & Recreation Director Carrie Hite explained the new Edmonds Librarian, Chy Ross, replaces former Librarian Leslie Chaplin who retired. She invited the Council to join her in welcoming Mr. Ross to the community; he has great ideas for the library and the community.

Librarian Chy Ross expressed his appreciation for the warm welcome he has received in Edmonds. He is excited about the opportunity to manage the Edmonds Library. He illustrated why he loves working in the library and was excited to be at the Edmonds Library; today in a half hour on the library floor he helped a 4-year old sign up for her first library card, helped a teen select a mystery for a class assignment, helped a patron find a manual online for an electronic item, and helped another patron get set up on a public computer to complete an online job application. The Edmonds Library is busy and vital and the people of Edmonds enjoy and value the library by using in variety of ways. This is illustrated in how much library is used; in 2014 an average of 720 people visited the library each day taking advantage of a variety of resources and checking out an average of 1,000 books and materials.

His focus will be to continue that good work as well as to work hard to ensure the library remains relevant and responsive to the community and to provide viable information services that the Edmonds community needs. He wants the library to be engaged with community and be a catalyst for a connected, economically sound community. His goal was that the library be the first place people think of when they have an informational need and that the library continues to be Edmonds' community doorway to reading, resources, and lifelong learning and a center for people, ideas, and culture. He invited the Council to stop in and say hello.

15. EDMONDS DOWNTOWN BUSINESS IMPROVEMENT DISTRICT ISSUES

Economic Development & Community Services Director Patrick Doherty recalled when the Council last discussed this at a study session, there were three issues raised during consideration of the Edmonds Downtown Business Improvement District (BID) 2015 work program and budget, 1) the rate structure, 2) the BID's boundaries, and 3) collections. He referred to the memo and attachments included in the agenda packet that were reviewed at the study session and requested the Council consider whether to direct the Mayor and staff to study any of the issues and return with alternatives for Council consideration. He described the three issues:

- Bid assessment rate structure
 - Questions have been raised regarding current rate structure.
 - Information provided indicates there are a variety of rate structures, no trend line to follow.
- Delinquent payment collections
 - Current procedure
 - Members who do not pay are sent a notice with 30 days to reply.
 - Staff works with members who reply, even up to a year.

- Members who not reply, they are sent to collections
- Boundary
 - BID offered to study whether to expand the boundaries
 - Determined that was a Mayor/staff work item, not a BID task

Councilmember Bloom recalled the Council had a very lengthy discussion during the study session. She expressed concern that none of the previous discussions including comments made by BID members during Audience Comments were attached to agenda as is typically done. The Council was essentially starting from ground zero because she was unable to reference what had been stated during previous discussions. She felt the Council needed information regarding previous discussions to be able to discuss this.

Main Motion #1

COUNCILMEMBER BLOOM MOVED, SECONDED BY COUNCILMEMBER PETSO, TO POSTPONE THIS ITEM TO NEXT WEEK'S WORK SESSION.

Councilmember Petso suggested discussing this at the Council retreat.

Amendment #1

COUNCILMEMBER BLOOM MOVED, SECONDED BY /COUNCILMEMBER PETSO, TO AMEND THE MOTION TO POSTPONE THIS ITEM TO THE COUNCIL RETREAT.

Councilmember Buckshnis recalled the Council had decided not to pursue some items and the biggest issue was the rate structure. Councilmember Bloom recalled that as well but the agenda materials did not reflect that discussion. She preferred to discuss the issues at length at a retreat with the attachments.

Council President Fraley-Monillas envisioned the retreat as an opportunity to work on goals for the next year, not as an extension of a Council meeting. She preferred to discuss this at a work session.

Action on Amendment #1

AMENDMENT FAILED (2-5), COUNCILMEMBERS PETSO AND BLOOM VOTING YES.

Councilmember Peterson commented the Council has had at least two work sessions on this and he was uncertain what a third work session would accomplish. The Council has discussed these issues ad nauseam and he was ready to make a decision. Finding the related information in this electronic era is simple if Councilmembers felt there was not enough information attached to the agenda. The Council has a lot of issues on future agendas including Highway 99, transportation studies, the Comprehensive Plan update, sign code, etc. He felt it was a bad way to start 2015 discussing items that have already been discussed 3-4 times in 2014. He did not support the motion to postpone.

Council President Fraley-Monillas preferred to consider the issues tonight and suggested Mr. Doherty could reference any additional information. Mr. Doherty advised this was not an opportunity to decide what to do but to decide whether to direct staff to research and return with options. The information in the minutes from previous meetings are opinions and observations from the public, BID and Council regarding the importance or veracity of the issues; there is no conclusory information in the record. What was discussed at the last study session was the potential of not pursuing two of the items but a definitive decision could not be made because it was study session. The intent at this business meeting was to decide which if any of the issues to direct staff to pursue.

Councilmember Bloom reiterated there was no information attached to agenda. Although it is easy to find, it is also easy to attach to the agenda. She did not support proceeding with discussion tonight when all the information was not attached to the agenda for the Council and public's reference. It should not be

the Council's burden to sort through materials; it should be attached to the agenda for easy reference. It is helpful but also necessary to have that information available.

Councilmember Johnson asked Mr. Doherty to summarize the Council's discussion at the study session and indicate whether he has a recommendation.

Call for the Question & Action

COUNCILMEMBER BUCKSHNIS CALLED FOR THE QUESTION. VOTE ON CALL FOR THE QUESTION CARRIED UNANIMOUSLY.

Action on Main Motion #1

MAIN MOTION FAILED (2-5), COUNCILMEMBERS PETSO AND BLOOM VOTING YES.

Mr. Doherty recalled several people expressed opinions at previous study sessions. With regard to the rate structure, the BID currently has a two-tiered system whereby open door and by appointment businesses are assessed different rates. Questions have been raised regarding whether the difference between the open door and by appointment assessments rates is appropriate, whether there should a lower rate for by appointment businesses, whether the square footage ranges are too large, and concern by some that the structure is not fair to by appointment businesses and the rate is too high. Staff's research found other BIDs utilize a variety of rate structures including square footage, size of property, gross income of the business, number of employees, etc. As he stated at the study session, staff's soft recommendation is it may be early in the life of the BID to make a change.

With regard to expanding the boundary, there was discussion at the study session that this may not be the time to raise that issue. With regard to the collection of delinquent payments, Councilmembers expressed concern at the study session with how an assessment program could be operated if members could simply opt out and not pay. As illustrated by the BID's work program and budget, the BID projects and programs a certain income stream to fund activities in the work plan. If the BID could not count on that income because members could decide whether to pay, it would be difficult to fund a work program.

Main Motion #2

COUNCIL PRESIDENT FRALEY-MONILLAS MOVED, SECONDED BY COUNCILMEMBER PETSO, TO REQUEST THE MAYOR AND STAFF RESEARCH ALL THREE AREAS AND RETURN WITH MORE CHOICES.

Councilmember Peterson reiterated the Council has had two work sessions specifically about this as well as other study sessions and presentation by the BID and staff. He was unsure what other information staff would provide. With regard to the assessment structure, there is no standard structure and he was doubtful new research would find a standard. With regard to delinquent payments, if BID members do not pay their assessment and are not willing to work with the BID, it is a delinquent payment. Expanding the BID boundaries cannot be studied if there is this much unease about how it is operated. He supported staff's soft recommendation to allow the BID to proceed and to continue to provide feedback to the Council.

Councilmember Petso asked City Attorney Jeff Taraday whether he had had an opportunity to review Washington State case law and appellant court decisions with regard to the equity of fee assessments. Mr. Taraday answered no. Councilmember Petso asked the same of Mr. Doherty. Mr. Doherty said he reviewed one case that was outlined on Municipal Services Research Center (MSRC) regarding assessments. His understanding from that case was the Edmonds Downtown BID's assessments did not violate the conclusions of the case. That case was related to the use of the fees having some benefit for the members; the question of benefit is ultimately almost schematic and philosophical. Mr. Taraday relayed his understanding of this agenda item was to determine whether he should do that research.

Amendment #1 and Action

COUNCILMEMBER BUCKSHNIS MOVED, SECONDED BY COUNCIL PRESIDENT FRALEY-MONILLAS, TO AMEND THE MOTION TO BREAK IT INTO THE THREE OPTIONS AND VOTE ON THEM SEPARATELY. AMENDMENT CARRIED (6-1), COUNCILMEMBER PETERSON VOTING NO.

Council President Fraley-Monillas expressed interest in more information on how to expand the boundaries. She understood now may not be the right time but research would provide information regarding what to expect. She also expressed interest in how other BIDs do collections. She agreed enough information may have already been provided regarding the rate structure.

Councilmember Mesaros agreed enough information has been provided on the assessment structure. It would be interesting to learn how other BIDs collect delinquent collections. He agreed it would be good to know the process for expanding the boundary, recalling the boundary could be expanded up to 10%.

Councilmember Petso explained the reason she was concerned about the rate structure was it may be illegal to charge businesses disproportionate to the benefit they receive. If the BID was overcharging by appointment businesses or small businesses relative to the benefit they could arguably be receiving, that was a concern and she preferred to allow Mr. Taraday to research that question.

Councilmember Bloom agreed with Councilmember Petso, pointing out the rate structure is the most controversial issue. The information Mr. Doherty presented only illustrated the difference in the rates and nothing about fairness. She also recommended the Council consider the comments made at previous Council meetings by BID members Tom Wilks and Brent Malgarin regarding the rate structure. More than the other two issues, she felt it was very important for the Council to consider and get more information regarding the rate structure, particularly the legality.

Councilmember Johnson was satisfied with the work that has been done by the Finance Director regarding delinquent payments and staff has also thoroughly described the process for expand the boundaries. The first year a business is part of the BID, they are not assessed. She was satisfied if the Council chose to have further discussion regarding the rate structure but felt the Council did not need any additional information on the other two issues.

Main Motion #3

COUNCILMEMBER PETSO MOVED, SECONDED BY COUNCILMEMBER BLOOM, THAT THE COUNCIL REQUEST A PRESENTATION AT A STUDY SESSION REGARDING THE RATE STRUCTURE AND SPECIFICALLY INCLUDING A LEGAL REVIEW OF THE GUIDELINES FOR AN APPROPRIATE RATE STRUCTURE.

Action on Main Motion #3

UPON ROLL CALL, MOTION CARRIED (5-2), COUNCIL PRESIDENT FRALEY-MONILLAS AND COUNCILMEMBERS BLOOM, BUCKSHNIS AND PETSO VOTING YES; AND COUNCILMEMBERS MESAROS AND PETERSON VOTING NO.

Main Motion #4

COUNCILMEMBER BLOOM MOVED, SECONDED BY COUNCILMEMBER PETSO, TO REVIEW THE METHOD OF COLLECTION AND MAKE A DETERMINATION AS TO WHETHER OR NOT TO PURSUE COLLECTIONS AGAINST THE MULTIPLE PEOPLE WHO ARE NOT PAYING THEIR FEES.

Councilmember Petso asked for clarification regarding the motion. Councilmember Bloom explained she was interested in a review of how collections are being done, how many people are not paying and reviewing the appropriateness of pursuing collections.

Action on Main Motion #4

MOTION FAILED (2-5), COUNCILMEMBERS BLOOM AND PETSO VOTING YES.

Main Motion #5

COUNCIL PRESIDENT FRALEY-MONILLAS MOVED, SECONDED BY COUNCILMEMBER BLOOM, TO DIRECT THE MAYOR AND STAFF TO RESEARCH THE APPROPRIATENESS OF THE POTENTIAL BID BOUNDARY EXPANSION AND WHAT OTHER CITIES HAVE DONE.

Action on Main Motion #5

MOTION FAILED (2-5), COUNCIL PRESIDENT FRALEY-MONILLAS AND COUNCILMEMBER BLOOM VOTING YES.

Mayor Earling declared a brief recess.

16. PRESENTATION UPDATE ON THE WILLOW CREEK DAYLIGHT FINAL FEASIBILITY STUDY

Stormwater Engineering Program Manager Jerry Shuster advised the City recently received a \$157,000 grant to continue the project. Tonight's presentation will show preliminary route options for the daylighted channel through Marina Beach Park and Ms. Hite will describe the Master Plan process. He acknowledged the City's partners in this project: Recreation Conservation Office (RCO) who has provided three grants since 2011; Keeley O'Connell, EarthCorps, who has helped the City with this project for past 3 years and has been a great advocate in the community; and Dave Cline, Shannon & Wilson, the primary consultant on the project.

David Cline, Shannon & Wilson, Inc. explained tonight's presentation will provide an overview of the feasibility study, the alignment options and how they dovetail with the Marina Beach Master Plan process, a separate yet parallel process. He provided a lidar image of the study area, the 32-acre marsh under consideration for restoration with SR 104 on the east, Harbor Square and Dayton Street to the north, the Unocal property to the south and the BNSF railway property to the northwest that parallels the daylighted area. The image identified the existing open channel and the proposed daylight route that would need to be excavated that would cross underneath the railroad and onto Marina Beach Park. The stream currently flows along the open channel along the Unocal and BNSF property, turns into stormwater pipes, a portion owned by the Port of Edmonds, through a tidegate on the park property, through City property and discharges to Puget Sound.

Mr. Cline displayed a photograph of the existing open channel looking north (Unocal property on the right and BNSF property on the left). The feasibility study looked at using the same channel alignment and the same general configuration but providing enhancements and improvements including riparian treatments such as shrubs, possibly trees, plantings and modifications to the channel to improve fish passage habitat in the form of structure allowing the appropriate velocity with tidal exchange as well as riparian cover, shading and food for fish as they move along the long, straight migration corridor.

He displayed a photograph of the existing open channel looking south, identifying the area on the Unocal property that was excavated, cleaned up and filled. He identified the approximate daylight alignment that would be excavated to create a channel similar to the upstream area that would be enhanced with the same riparian wood treatments. He displayed photographs of the existing stormwater pipe outfall and the tidegate (floodgate). The project will replace the tidegate because hydrodynamic modeling in the feasibility study show flooding conditions can be improved with a daylight channel. In the current configuration, the stormwater pipes and tidegates create a chokepoint that backs up water toward SR 104 and Dayton Street. A floodgate is still needed to protect from tidal inflow into low lying interior areas.

Mr. Cline reviewed the Willow Creek Daylight Project schedule:

- Early Feasibility Study – Completed (May 2013)
- Final Feasibility Study – In progress (July 2015)
- Marina Beach Park Master Plan – In progress (July 2015)
- Will Creek Daylight preliminary design – Starting (summer 2015), complete (fall 2016)

Mr. Cline displayed the image of the channel, identifying the location of a pre-fabricated bridge as mitigation for Sound Transit work in the area. He described Marina Beach Preliminary Daylight options:

Option A: Southerly Route near Off-Leash Dog Area

After the prefabricated bridge Channel turns south of the parking lot in the off-leash dog area. He identified the location of geotechnical borings, test pits, etc. used to inform whether there was any contaminated soils, soil conditions, bank stabilization, etc. He provided photographs with a depiction of the channel alignment through the off-leash dog area, explaining this would be a large excavation, 40-50 feet across, with fairly flat side slopes and 10-foot bottom widths. The size is based on geomorphology of other tidal channels in the area.

Option B: Northerly Route along Existing Grass, Parking and Beach area

After the prefabricated bridge, channel goes in a northwesterly direction, through the south parking lot, the existing grassy knoll, and out through the woody debris beach area. He provided photographs with a depiction of the alignment through Marina Beach Park and the beach.

Councilmember Buckshnis referred to the microalgae beds at the off-leash dog area. Mr. Cline answered that is a good food source for fish. The feasibility studies considered the shoreline attractants for migrating fish which include drift, food sources such as the microalgae beds, and the stream flow.

Councilmember Buckshnis asked what happens at very low tides. Mr. Cline answered there are a lot of coastal creeks and streams that experience similar conditions at very low tide. There may not be fish passage at that time but there will be access to the channel at higher tide. The excavation will extend to the sandy area in front of the woody debris; the elevation of the channel is near the mean tide level. The tide is expected to inundate the area 50% of the time. He anticipated there would continue to be low flow at low tides due to good stream flow plus the marsh will take a long time to drain.

Parks & Recreation Director Carrie Hite explained the Marina Beach Master Planning process has begun. The two preferable channels for the creek over Marina Beach will drastically change the landscape. Staff went through an RFP process; following an evaluation panel and reference checks, Walker Macy was hired to lead the public process for the Marina Beach Master Plan and they are in the process of gathering information. A Project Advisory Committee has been formed comprised with representatives of the Planning Board, Off-Leash Area, Friends of the Edmonds March, Marina Beach users, as well as Keely O'Connell and Mr. Shuster who will work with Mr. Cline and his team to match science with the Master Plan and have a robust public process to consider how Marina Beach Park look and feel with daylighting of Willow Creek. She assured there would be several touch points with the Council in the coming months and was hopeful the Master Plan would be adopted by July 2015.

Councilmember Mesaros asked about plans for people to traverse the stream. Ms. Hite answered there is no plan yet. As part of the interview process, consultants were asked to provide ideas of how the stream would be incorporated into the park. Walker Macy suggested footbridges as well as adding an educational and environmental component to the park.

Councilmember Petso referred to the fee the City pays the Port of Edmonds for the use of the storm pipe and asked if that pipe was connected with this project. Public Works Director Phil Williams identified the

section of pipe on the Port's property that the City's stormwater flows through and the City pays a quarterly lease for use of the pipe. Councilmember Petso asked whether this project offers an opportunity to relocate that pipe to eliminate that lease. Mr. Williams answered the project offers opportunity to have that conversation with the Port. The pipe could have a use in the after condition as part of an active system to help with flooding problems. The flooding study, which is also a companion to this project, has not been completed. This project will remove the creek flow from that pipe and may provide opportunity to use the pipe for another useful purpose. Councilmember Petso commented the payment is not an insignificant amount and she was hopeful the project would reduce that obligation.

Councilmember Johnson pointed out the City's Comprehensive Plan includes a significant unfunded project, the relocation of the ferry to this general area. She asked whether that was considered in the feasibility studies. Ms. Hite answered yes; Walker Macy is considering the conceptual drawings in the Master Plan of Marina Beach.

Councilmember Johnson referred to the alternatives analysis that may include a train trench and asked how that was considered. Mr. Williams answered the alternatives analysis could provide more information than currently exists regarding what a train trench would look like, design options for the trench, etc. There may be ways to make this project and that project compatible but that would need to be studied further. He recalled challenges identified during Tetra Tech's presentation regarding vertical curves, linear distance required to reach a certain depth, etc. Initial estimates of the length of the train trench would put it in conflict with the current location of the bridge. Further preliminary design would need to be done to provide answers.

Councilmember Johnson inquired about the public information process for the Marina Mark Master Plan. Ms. Hite answered the Project Advisory Committee will help guide the process and three public open houses are planned as well as touch points with the Planning Board, Council and public hearings. The process will include public open house, outreach to park users on initial concepts, schematic design process, another public open house to look at alternatives, presentation of alternatives to the Council and final decision on a concept. She summarized this is a Master Plan so it will be a concept design.

17. AUTHORIZATION FOR MAYOR TO SIGN PARK CONCESSION AGREEMENT WITH DOG DAY AFTERNOON FOR AN ATM AT RICHARD F. ANWAY PARK

Parks & Recreation Director Carrie Hite advised this is the same agreement signed last year. The Edmonds City Code allows her and the Mayor to authorize concessions in parks. Because the code addresses seasonal concessions and this is a year-round concession, she brought this to the Council for approval. This concession is appropriate for the park, many people use the ATM before boarding the ferry and it adds to Park Department revenues.

COUNCILMEMBER BUCKSHNIS MOVED, SECONDED BY COUNCILMEMBER BLOOM, TO AUTHORIZE THE MAYOR TO SIGN PARK CONCESSION AGREEMENT WITH DOG DAY AFTERNOON FOR AN ATM AT RICHARD F. ANWAY PARK.

Council President Fraley-Monillas asked how much the City receives from this concession. Ms. Hite answered \$200 during the first 6 month; she offered to inform the Council when a full year's revenue was reported. In total the City receives \$10,000 for all park concessions.

MOTION CARRIED UNANIMOUSLY.

18. DISCUSSION ON POTENTIAL UPDATE OF COUNCIL VACANCY INTERVIEWS, APPOINTMENT PROCESS, AND APPLICATION FORM QUESTIONS

Mayor Earling advised Council President Fraley-Monillas and Councilmember Peterson have been working on this. Council President Fraley-Monillas referred to Attachment 1, Edmonds City Council Candidate Interview and Voting Process. She clarified neither she nor Councilmember Peterson had any vested interest in the process but were presenting options in an effort to make the process smoother than it was the last time.

Councilmember Peterson explained he and Council President Fraley-Monillas were tasked with codifying the process. Proposed changes include:

- Expanding the application to include some basic questions
- Councilmembers submitting interview questions so there was consistency between interviews
- In lieu of interviewing all applicants, each Councilmember would identify five to be interviewed

Councilmember Peterson explained the addition of basic questions and Councilmembers each identifying five candidates to be interviewed may allow the Council to begin the interview process with some semblance of agreement. He clarified Councilmembers were not required to vote for a candidate they identified to be interviewed. When the process reaches voting, many cities do different things; he felt voting was democracy in action.

Council President Fraley-Monillas said Councilmember are also encouraged to contact applicants in advance of the interview to get questions answered. She recalled a lot of time had been spent during past interviews asking candidates questions related to Councilmember's individual interests. Extra Council questions are proposed to be limited to one per Councilmember and the suggested interview timeframe is 40 minutes which is an increase from the current 30 minutes. The proposed process addresses the order of appearance, not allowing candidates in the Council Chambers until they are interviewed, two minute opening statement, formal and informal questions, two minute closing statement, and adjourning to executive session.

Due to the late hour, Councilmember Buckshnis suggested the Council address the application tonight and continue discussing the other issues at future meetings. She asked what changes had been made to the application. Council President Fraley-Monillas advised volunteer experience, strengths and weaknesses, and greatest challenge were added.

Councilmember Mesaros suggested changing the title to reflect Position 2. Council President Fraley-Monillas suggested eliminating the position number from the application.

Councilmember Bloom relayed her understanding that whoever was appointed to Position 2 would run for office in the fall to retain their position. Councilmember Peterson agreed. Council President Fraley-Monillas suggested adding that information at the top of the application.

Councilmember Buckshnis suggested the Council also discuss live streaming of the interviews at a future meeting.

COUNCILMEMBER PETSO MOVED, SECONDED BY COUNCILMEMBER BUCKSHNIS, TO ACCEPT THE APPLICATION WITH THE CHANGES DISCUSSED AND SCHEDULE THE REMAINDER OF THE DISCUSSION FOR A WORK SESSION.

Councilmember Johnson asked when applications were due. Mr. Taraday advised it is up to Council to make that decision. Councilmember Peterson suggested making the changes to the application, make the application available Monday, January 12, and require applications be submitted by Monday, February 2 which would provide three weeks to apply. The deadline for submitting the application is provided on the last page of the application.

COUNCILMEMBER PETSO MOVED, SECONDED BY COUNCILMEMBER PETERSON, TO EXTEND FOR 15 MINUTES. MOTION CARRIED UNANIMOUSLY.

Student Rep Eslami commented when filling out college applications, the question was often asked why this college. He suggested adding a question to the application about why the person wanted to serve. President Fraley-Monillas suggested amending Question 6 to read, “Why do you wish to serve and what do you believe to be the greatest challenge for our council?”

Councilmember Johnson pointed out a typo in Question 5, yours should be your.

MOTION CARRIED UNANIMOUSLY.

18A. SELECTION OF COUNCIL PRESIDENT PRO TEM FOR 2015 (Continued)

Councilmember Petso asked if the meeting could be continued to a date certain, January 13, and therefore comply with the requirement that the Council President Pro Tem be elected at the first meeting. City Attorney Jeff Taraday responded that is an interesting idea but raises questions regarding the Open Public Meeting Act Special Meeting notice and seems a little contrived. Councilmember Petso agreed it was contrived but thought the Council had the ability to continue a meeting to a date certain. Mr. Taraday answered the Council can certainly continue hearings but he was not certain how Roberts Rules of Order addressed continuing a meeting. If this matter is not decided tonight, whether the meeting is continued or adjourned, the Council has given itself an argument that they have technically complied with City code. Councilmember Petso relayed her preference to comply with the code.

Councilmember Buckshnis asked whether the language was at the first meeting or could this agenda item be moved to another meeting and the current Council President Pro Tem remain until a new one is elected. Mr. Taraday relayed the language in the code states, “at the same time.” Whether a continued meeting would be at the same time was an interesting question.

Nominee	Votes	Councilmember
Ballot 14		
Councilmember Johnson	3	Johnson, Buckshnis, Bloom
Councilmember Mesaros	2	Peterson, Mesaros
Councilmember Petso	1	Petso
Abstain		Fraley-Monillas
Ballot 15		
Councilmember Johnson	3	Johnson, Buckshnis, Bloom
Councilmember Mesaros	2	Peterson, Mesaros
Councilmember Petso	1	Petso
Abstain		Fraley-Monillas

Councilmember Bloom reiterated her earlier statement that electing Councilmember Mesaros who only has ten months in office was a bad precedent to set and it was disrespectful to citizens. Councilmember Johnson has much more experience than Councilmember Mesaros. She still strongly supports Councilmember Petso and feels she is the best candidate for job but she strongly opposes appointing someone with so little experience and felt it was a disservice to the voters. She commented nothing prepares a person to be a Councilmember except being a Councilmember, not previous leadership, or any previous experience. A Councilmember is a political position and it is not comparable to anything Councilmember Mesaros had done in the past. She could not support someone who had so little experience.

Nominee	Votes	Councilmember
Ballot 16		
Councilmember Johnson	3	Johnson, Buckshnis, Bloom
Councilmember Mesaros	2	Peterson, Mesaros
Councilmember Petso	1	Petso
Abstain		Fraley-Monillas
Ballot 17		
Councilmember Johnson	3	Johnson, Buckshnis, Bloom
Councilmember Mesaros	2	Peterson, Mesaros
Councilmember Petso	1	Petso
Abstain		Fraley-Monillas
Ballot 18		
Councilmember Johnson	3	Johnson, Buckshnis, Bloom
Councilmember Mesaros	3	Peterson, Mesaros, Fraley-Monillas
Councilmember Petso	1	Petso

COUNCILMEMBER MESAROS MOVED, SECONDED BY COUNCILMEMBER PETERSON, TO EXTEND THE MEETING UNTIL 10:35 P.M. MOTION CARRIED UNANIMOUSLY.

Nominee	Votes	Councilmember
Ballot 19		
Councilmember Johnson	3	Johnson, Buckshnis, Bloom
Councilmember Mesaros	3	Peterson, Mesaros, Fraley-Monillas
Councilmember Petso	1	Petso
Ballot 20		
Councilmember Johnson	3	Johnson, Buckshnis, Bloom
Councilmember Mesaros	3	Peterson, Mesaros, Fraley-Monillas
Councilmember Petso	1	Petso

COUNCILMEMBER PETSO MOVED TO TAKE UP THE EXECUTIVE SESSION ITEM NOW AND RETURN TO THIS AFTERWARD. MOTION DIED FOR LACK OF A SECOND.

Council President Fraley-Monillas asked whether Mr. Taraday had determined the Council needed to stay all night voting or could voting be continued at the next meeting. Mr. Taraday answered if each meeting is considered to be a session under Roberts Rules which Edmonds has historically done, each meeting has new agenda. That is the reason reconsideration is appropriate at the same meeting. If the goal is to be as technically correct and compliant with the code as possible, it would not be proper to add to this to the agenda of the next meeting along with other new items that were not on this agenda. To be technically correct, this meeting/session would be continued to a separate meeting. There is a distinction under Roberts Rules of Order between one session and another. The continued part of this session could occur on January 13 at a certain time and the next session could be the regular January 13. The code does not talk about sessions or Roberts Rules; it states the first meeting of year and at the same time. If the Council wants to be true to the code, the decision should be made tonight. He clarified no one is going to sue the City if a decision is not made tonight; there is not a lot of legal risk associated with not making a decision tonight.

COUNCIL PRESIDENT FRALEY-MONILLAS MOVED, SECONDED BY COUNCILMEMBER PETSO, TO MOVE THIS TO 5:30 ON JANUARY 13.

Councilmember Buckshnis asked if the intent was to have this meeting on January prior to the study session. Mr. Taraday said he would advise City Clerk Scott Passey to prepare a special meeting notice

that states continuation of agenda item 7 from January 6. The regular January 13 meeting would have its own agenda, notice, etc.

Council President Fraley-Monillas explained she made this motion because the Council was on ballot 21 and it is 10:30 p.m. Now that the Council knows who is interested in the job, those Councilmember can think about whether they wanted the job of Council President Pro Tem, have discussions with coworkers, etc. and possibly a quicker resolution may be reached on January 13.

Councilmember Petso said to the best of her knowledge she is at present the swing vote and she assured this is more likely to be resolved on January 13 than tonight.

Councilmember Mesaros pointed out there will be one less Councilmember on January 13.

Councilmember Buckshnis asked how much work Mr. Taraday did with the Council Pro Tem last year when she was not around. Mr. Taraday answered he was not sure if the work he did with Councilmember Johnson in her capacity as Council President Pro Tem was materially different than any other Councilmember; it did not seem she asked anything more of him than any other Councilmember asked of him. Councilmember Buckshnis said she did not mean to marginalize the Pro Tem position, but clarified the Pro Tem fills in when the Council President is not available.

Councilmember Petso clarified if was up to her to choose one of the other candidates, based on the information she has at this time, she was not able to do so. It was not specifically related to the duties of the office or the individual seeking to serve; in at least one instance, other issues were impacted by the choice and she was not able to change her vote tonight.

Councilmember Johnson asked if tonight was Councilmember Peterson's last meeting. Councilmember Peterson said tonight was his last meeting. For that reason, Councilmember Johnson felt it was important to press on.

Councilmember Petso suggested if there were only six Councilmembers, the candidate receiving three votes would be elected. Mr. Taraday clarified three is not a majority of six. Council President Fraley-Monillas clarified four votes would still be needed to make a selection even with six Councilmembers. Mr. Taraday said if there was a 3-3 tie with 6 Councilmembers, Mayor Earling could break the tie.

UPON ROLL CALL, MOTION FAILED (3-4), COUNCIL PRESIDENT FRALEY-MONILLAS AND COUNCILMEMBER BLOOM AND COUNCILMEMBER PETSO VOTING YES; AND COUNCILMEMBER BUCKSHNIS, JOHNSON, MESAROS AND PETERSON VOTING NO.

Councilmember Petso requested a two minute break to confirm her information. Mayor Earling declared a brief recess.

COUNCILMEMBER MESAROS MOVED, SECONDED BY COUNCILMEMBER PETSO, TO EXTEND THE MEETING TO 10:50 P.M. MOTION CARRIED UNANIMOUSLY.

Nominee	Votes	Councilmember
Ballot 21		
Councilmember Johnson	2	Johnson, Buckshnis
Councilmember Mesaros	2	Peterson, Mesaros
Councilmember Petso	3	Petso, Bloom, Fraley-Monillas
Ballot 22		
Councilmember Johnson	2	Buckshnis, Johnson
Councilmember Mesaros	3	Peterson, Mesaros, Fraley-Monillas

Councilmember Petso	2	Petso, Bloom
Ballot 23		
Councilmember Johnson	3	Johnson, Buckshnis, Bloom
Councilmember Mesaros	2	Mesaros, Peterson
Councilmember Petso	2	Petso, Fraley-Monillas
Ballot 24		
Councilmember Johnson	2	Johnson, Buckshnis
Councilmember Mesaros	3	Peterson, Mesaros, Fraley-Monillas
Councilmember Petso	2	Petso, Bloom
Ballot 25		
Councilmember Johnson	2	Johnson, Buckshnis
Councilmember Mesaros	2	Peterson, Mesaros
Councilmember Petso	3	Petso, Bloom, Fraley-Monillas
Ballot 26		
Councilmember Johnson	4	Johnson, Buckshnis, Mesaros, Peterson
Councilmember Mesaros	1	Fraley-Monillas
Councilmember Petso	2	Petso, Bloom

Mayor Earling announced Councilmember Johnson was elected Council President Pro Tem.

19. MAYOR'S COMMENTS

Due to the late hour, this item was omitted.

20. COUNCIL COMMENTS

Due to the late hour, this item was omitted.

21. CONVENE IN EXECUTIVE SESSION REGARDING PENDING OR POTENTIAL LITIGATION PER RCW 42.30.110(1)(i)

At 10:47 p.m., Mayor Earling announced that the City Council would meet in executive session regarding pending or potential litigation per RCW 42.30.110(1)(i). He stated that the executive session was scheduled to last approximately five minutes and would be held in the Jury Meeting Room, located in the Public Safety Complex. No action was anticipated to occur as a result of meeting in executive session. Elected officials present at the executive session were: Mayor Earling, and Councilmembers Johnson, Fraley-Monillas, Buckshnis, Peterson, Petso, Bloom and Mesaros. Others present were City Attorney Jeff Taraday, Finance Director Scott James, and City Clerk Scott Passey. The executive session concluded at 10:55 p.m.

22. RECONVENE IN OPEN SESSION

Mayor Earling reconvened the regular City Council meeting at 10:55 p.m.

23. ADJOURN

With no further business, the Council meeting was adjourned at 10:55 p.m.

AM-7405

4. B.

City Council Meeting

Meeting Date: 01/13/2015

Time: Consent

Submitted For: Scott James

Submitted By: Nori Jacobson

Department: Finance

Review Committee:

Committee Action:

Type: Action

Information

Subject Title

Approval of claim checks #212286 through #212410 dated January 8, 2015 for \$541,643.82.

Recommendation

Approval of claim checks.

Previous Council Action

N/A

Narrative

In accordance with the State statutes, City payments must be approved by the City Council. Ordinance #2896 delegates this approval to the Council President who reviews and recommends either approval or non-approval of expenditures.

Fiscal Impact

Fiscal Year: 2015

Revenue:

Expenditure: 541,643.82

Fiscal Impact:

Claims \$541,643.82

Attachments

Claim cks 01-08-15

Project Numbers 01-08-15

Form Review

Inbox	Reviewed By	Date
Finance	Scott James	01/08/2015 01:30 PM
City Clerk	Scott Passey	01/08/2015 01:35 PM
Mayor	Dave Earling	01/08/2015 01:43 PM
Finalize for Agenda	Scott Passey	01/08/2015 01:50 PM
Form Started By: Nori Jacobson		Started On: 01/08/2015 11:35 AM

Final Approval Date: 01/08/2015

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212286	1/8/2015	041695 3M XAM3522	TP18175		Traffic - Yellow EG Prismatic Sheeting Traffic - Yellow EG Prismatic Sheeting 111.000.68.542.64.31.00	240.00
					9.5% Sales Tax 111.000.68.542.64.31.00	22.80
			TP18176		Traffic - White Hi Prismatic Sheeting Traffic - White Hi Prismatic Sheeting 111.000.68.542.64.31.00	472.50
					9.5% Sales Tax 111.000.68.542.64.31.00	44.88
			TP18177		Traffic - Black 30"x50YD Traffic - Black 30"x50YD 111.000.68.542.64.31.00	367.50
					White 30"x50YD 111.000.68.542.64.31.00	183.75
					9.5% Sales Tax 111.000.68.542.64.31.00	52.37
					Total :	1,383.80
212287	1/8/2015	072627 911 ETC INC	30391		MONTHLY 911 DATABASE MAINT Monthly 911 database maint - Dec 2014 001.000.31.518.88.48.00	100.00
					Total :	100.00
212288	1/8/2015	065052 AARD PEST CONTROL	343592		MEADOWDALE CC PEST CONTROL MEADOWDALE CC PEST CONTROL 001.000.64.576.80.41.00	82.12
			343649		PM & SENIOR CENTER PEST CONT PM & SENIOR CENTER PEST CONT 001.000.64.576.80.41.00	114.98
					Total :	197.10
212289	1/8/2015	061029 ABSOLUTE GRAPHIX	1214204		ADULT BASKETBALL 3 ON 3 FALL 2 ADULT BASKETBALL 3 ON 3 FALL 2 001.000.64.575.52.31.00	44.40

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212289	1/8/2015	061029 ABSOLUTE GRAPHIX	(Continued)		9.5% Sales Tax	
			1214208		001.000.64.575.52.31.00 ADULT WOMENS & COED VOLLEYE	4.22
					ADULT WOMENS & COED VOLLEYE	
					001.000.64.575.52.31.00	152.22
					9.5% Sales Tax	
			1214597		001.000.64.575.52.31.00	14.46
					ADULT PICKLEBALL SHIRTS FALL 2	
					ADULT PICKLEBALL SHIRTS FALL 2	
					001.000.64.575.52.31.00	66.60
					9.5% Sales Tax	
					001.000.64.575.52.31.00	6.33
					Total :	288.23
212290	1/8/2015	072189 ACCESS	0832585		COURT SHRED FILES	
					COURT SHRED FILES	
					001.000.23.512.50.49.00	50.00
					Total :	50.00
212291	1/8/2015	068657 ACCOUNTEMPS	41973818		TEMPORARY HELP FINANCE DEPT	
					Temporary help week ending 12/19/14	
					001.000.31.514.23.41.00	1,729.13
			42021745		TEMPORARY HELP FINANCE DEPT	
					Temporary help week ending 12/26/14	
					001.000.31.514.23.41.00	587.25
					Total :	2,316.38
212292	1/8/2015	066054 ADIX'S BED & BATH FOR DOGS AND	JANUARY 2015		ANIMAL BOARDING FOR 1/2015 ED	
					ANIMAL BOARDING FOR 01/2015	
					001.000.41.521.70.41.00	2,169.62
					Total :	2,169.62
212293	1/8/2015	001429 AMERICAN PUBLIC WORKS ASSOC	DeLilla.APWA 2015		DELILLA.APWA 2015 RENEWAL	
					DeLilla.APWA 2015 Renewal	
					001.000.67.532.20.49.00	199.00

Voucher List
City of Edmonds

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212293	1/8/2015	001429 AMERICAN PUBLIC WORKS ASSOC	(Continued) English.APWA 2015		ENGLISH.APWA 2015 RENEWAL English.APWA 2015 Renewal 001.000.67.532.20.49.00	199.00
			Hauss.APWA 2015		HAUSS.APWA 2015 RENEWAL Hauss.APWA 2015 Renewal 001.000.67.532.20.49.00	199.00
			Shuster.APWA 2015		SHUSTER.APWA 2015 RENEWAL Shuster.APWA 2015 Renewal 001.000.67.532.20.49.00	199.00
Total :						796.00
212294	1/8/2015	069751 ARAMARK UNIFORM SERVICES	1987786477		PARKS MAINT UNIFORM SERVICE PARKS MAINT UNIFORM SERVICE 001.000.64.576.80.24.00	37.74
			1987797769		WWTP - UNIFORMS, MATS, & TOWI uniforms 423.000.76.535.80.24.00	3.80
					mats & towels 423.000.76.535.80.41.11	74.16
					9.5% Sales Tax 423.000.76.535.80.24.00	0.36
					9.5% Sales Tax 423.000.76.535.80.41.11	7.05
			1987797770		PARKS MAINT UNIFORM SERVICE PARKS MAINT UNIFORM SERVICE 001.000.64.576.80.24.00	37.74
Total :						160.85
212295	1/8/2015	001441 ASCAP	100004086161		2015 MUSIC LICENSE FEE ACCOUN 2015 MUSIC LICENSE FEE 001.000.64.571.22.49.00	335.00
Total :						335.00
212296	1/8/2015	071124 ASSOCIATED PETROLEUM	0685463-IN		Fleet - Reg 6,000 Gal Fleet - Reg 6,000 Gal	

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212296	1/8/2015	071124 ASSOCIATED PETROLEUM	(Continued)		511.000.77.548.68.34.11 WA St Excise Tax Gas, WA Oil Spill	9,085.20
					511.000.77.548.68.34.11 Diesel 2,565 Gal	2,329.80
					511.000.77.548.68.34.10 WA St Excise Tax Gas, WA Oil Spill	4,880.17
					511.000.77.548.68.34.10 Bio Diesel 135 Gal	1,003.49
					511.000.77.548.68.34.13 WA St Excise Tax Gas, WA Oil Spill	525.74
					511.000.77.548.68.34.13 WA St Svc Fees	54.71
					511.000.77.548.68.34.13 9.5% Sales Tax	50.00
					511.000.77.548.68.34.13	4.75
					Total :	17,933.86
212297	1/8/2015	069076 BACKGROUND INVESTIGATIONS INC	COE1214		Pre-employment Background checks Pre-employment Background checks	
					001.000.22.518.10.41.00	30.00
					Total :	30.00
212298	1/8/2015	002070 BALANCING SERVICE CO INC	16430		WWTP - REPAIR/MAINTENANCE, O shop time and materials	
					423.000.76.535.80.48.00	233.75
					9.5% Sales Tax	
					423.000.76.535.80.48.00	22.20
					Total :	255.95
212299	1/8/2015	071348 BERGERABAM	309025		Fishing Pier - Pro Svcs - Design Fishing Pier - Pro Svcs - Design	
					016.000.66.518.30.41.00	30,877.13
					Total :	30,877.13
212300	1/8/2015	074307 BLUE STAR GAS	3133		Fleet Auto Propane 500.1 Gal	

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212300	1/8/2015	074307 BLUE STAR GAS	(Continued)		Fleet Auto Propane 500.1 Gal 511.000.77.548.68.34.12	605.62
					Total :	605.62
212301	1/8/2015	003001 BUILDERS SAND & GRAVEL	309406		Water/Sewer/Street/Storm - Sand Sup 111.000.68.542.31.31.00	902.32
					Water/Sewer/Street/Storm - Sand Sup 422.000.72.531.40.31.00	902.32
					Water/Sewer/Street/Storm - Sand Sup 421.000.74.534.80.31.00	902.32
					Water/Sewer/Street/Storm - Sand Sup 423.000.75.535.80.31.00	902.30
					9.5% Sales Tax 111.000.68.542.31.31.00	85.72
					9.5% Sales Tax 422.000.72.531.40.31.00	85.72
					9.5% Sales Tax 421.000.74.534.80.31.00	85.72
					9.5% Sales Tax 423.000.75.535.80.31.00	85.72
					Total :	3,952.14
212302	1/8/2015	018495 CALPORTLAND COMPANY	92312329		Street - Cement 111.000.68.542.61.31.00	164.25
					9.5% Sales Tax 111.000.68.542.61.31.00	15.60
					Total :	179.85
212303	1/8/2015	073029 CANON FINANCIAL SERVICES	14469331		CANON CONTRACT CHARGES Canon contract charges C5051 001.000.61.557.20.45.00	83.35
					Canon contract charges C5051 001.000.22.518.10.45.00	83.35

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212303	1/8/2015	073029 CANON FINANCIAL SERVICES	(Continued)		9.5% Sales Tax 001.000.22.518.10.45.00	7.92
					9.5% Sales Tax 001.000.21.513.10.45.00	7.91
					Canon contract charges C5051 001.000.21.513.10.45.00	83.29
					9.5% Sales Tax 001.000.61.557.20.45.00	7.92
					Total :	273.74
212304	1/8/2015	074442 CAPITAL ONE	8941		City Holiday Brunch - Food City Holiday Brunch - Food 001.000.22.518.10.49.00	431.85
					Total :	431.85
212305	1/8/2015	003320 CASCADE MACHINERY & ELECTRIC	420997		YOST POOL PUMP REPLACEMENT YOST POOL PUMP REPLACEMENT 125.000.64.576.80.31.00	7,955.00
					9.5% Sales Tax 125.000.64.576.80.31.00	755.73
					Total :	8,710.73
212306	1/8/2015	003510 CENTRAL WELDING SUPPLY	RN12141014		WWTP - CYLINDER RENTAL cylinder rental 423.000.76.535.80.31.11	70.75
					9.5% Sales Tax 423.000.76.535.80.31.11	6.72
					Total :	77.47
212307	1/8/2015	022200 CITY OF MOUNTLAKE TERRACE	2748		E4FD.JOHNSON GROUP 2014 EXP E4FD.Johnson Group 2014 Expenses 422.000.72.594.31.41.20	13,600.00
					Total :	13,600.00
212308	1/8/2015	073573 CLARK SECURITY PRODUCTS INC	23K-055596		Traffic - Signal Generator Locks (4)	

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212308	1/8/2015	073573 CLARK SECURITY PRODUCTS INC	(Continued)		Traffic - Signal Generator Locks (4)	
					111.000.68.542.64.31.00	267.76
					9.5% Sales Tax	
					111.000.68.542.64.31.00	25.44
			23K-057277		City Hall - Smart-Pac III	
					City Hall - Smart-Pac III	
					001.000.66.518.30.31.00	36.52
					Freight	
					001.000.66.518.30.31.00	10.04
					9.5% Sales Tax	
					001.000.66.518.30.31.00	4.42
					Total :	344.18
212309	1/8/2015	074319 CLASSICAL KING FM 98.1	IN-115013949		PROMOTIONAL AD 12/01-12/07/14	
					Promotional ad 12/01-12/07/14	
					001.000.61.558.70.44.00	1,000.00
					Total :	1,000.00
212310	1/8/2015	073617 CLIFTON, AMBER	122114		E-COURT CONFERENCE TRAVEL R	
					E-COURT CONFERENCE TRAVEL R	
					001.000.23.523.30.43.00	161.16
					Total :	161.16
212311	1/8/2015	004095 COASTWIDE LABS	GW2731015		WWTP - SUPPLIES, OFFICE	
					office supplies	
					423.000.76.535.80.31.00	78.06
					9.5% Sales Tax	
					423.000.76.535.80.31.00	7.42
			GW2731062		LINERS	
					LINERS	
					001.000.64.576.80.31.00	461.74
					9.5% Sales Tax	
					001.000.64.576.80.31.00	43.87
			NW2731015		WWTP - SUPPLIES, OFFICE	
					paper towels	

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212311	1/8/2015	004095 COASTWIDE LABS	(Continued)		423.000.76.535.80.31.00 9.5% Sales Tax	58.80
			NW2731062		423.000.76.535.80.31.00 BRAWNEY WIPERS & BLEACH BRAWNEY WIPERS & BLEACH	5.59
					001.000.64.576.80.31.00 9.5% Sales Tax	170.60
					001.000.64.576.80.31.00	16.21
					Total :	842.29
212312	1/8/2015	073135 COGENT COMMUNICATIONS INC	JAN-15		C/A CITYOFED00001 Jan-15 Fiber Optics Internet Connecti	
					001.000.31.518.87.42.00	406.00
					Total :	406.00
212313	1/8/2015	070323 COMCAST	8498 31 030 0721433		CEMETERY BUNDLED SERVICES 8 CEMETERY BUNDLED SERVICES 8	
					130.000.64.536.20.42.00	124.05
					Total :	124.05
212314	1/8/2015	065683 CORRY'S FINE DRY CLEANING	DEC 2014		DRY CLEANING NOV/DEC - EDMON CLEANING/ALUNDRY NOV/DEC 201	
					001.000.41.521.22.24.00	658.87
					Total :	658.87
212315	1/8/2015	005965 CUES INC	423500		Sewer - Connectors Sewer - Connectors	
					423.000.75.535.80.31.00	228.82
					Freight	
					423.000.75.535.80.31.00	21.34
					9.5% Sales Tax	
					423.000.75.535.80.31.00	23.77
			423769		E4FF & ECOLOGY GRANT G140016 E4FF.DUC Camera	
					422.000.72.594.31.41.20	140,610.45

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212315	1/8/2015	005965 CUES INC	(Continued)		Ecology Grant (Task 2).DUC Camera 422.000.72.594.31.41.20	15,000.00
					Total :	155,884.38
212316	1/8/2015	074444 DATAQUEST LLC	CIEDMONDS-20141231		Background check for Municipal Cour Background check for Municipal Cour 001.000.22.518.10.41.00	101.95
					Total :	101.95
212317	1/8/2015	075131 DENNIS & WENDY ANDERSEN	3-19075		#611085072-KK UTILITY REFUND #611085072-KK Utility refund - receiv 411.000.233.000	270.58
					Total :	270.58
212318	1/8/2015	064531 DINES, JEANNIE	14-3515		INV#14-3515 - EDMONDS PD TRANSCRIPTION CASE #IA14-007 001.000.41.521.10.41.00	132.00
					Total :	132.00
212319	1/8/2015	070244 DUANE HARTMAN & ASSOCIATES INC	14-2394.1		E3JA.TO 14-05.SERVICES THRU 12 E3JA.TO 14-05.Services thru 12/28/1 421.000.74.594.34.41.10	1,441.92
					Total :	1,441.92
212320	1/8/2015	007253 DUNN LUMBER	2946283		WOOD, PVC, CEMENT, FASTENER: WOOD, PVC, CEMENT, FASTENER: 125.000.64.576.80.31.00	225.97
			2947227		9.5% Sales Tax 125.000.64.576.80.31.00	21.47
					POSTS 8TH & ALDER PATHWAY POSTS 8TH & ALDER PATHWAY 125.000.64.576.80.31.00	545.16
					9.5% Sales Tax 125.000.64.576.80.31.00	51.79
					Total :	844.39

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212321	1/8/2015	075127 DVERSIFIED SPORTS	1305		GYMNASTICS RM SPRUNG FLOOR GYMNASTICS RM SPRUNG FLOOR 001.000.64.575.55.31.00 9.5% Sales Tax 001.000.64.575.55.31.00	1,530.00 145.35 Total : 1,675.35
212322	1/8/2015	069605 EAGLE EYE CONSULTING ENGINEERS	2014-EDM-NOV		Prof Eng Consult Serv BLD 2014 094 Prof Eng Consult Serv BLD 2014 094 001.000.62.524.20.41.00	467.50 Total : 467.50
212323	1/8/2015	007675 EDMONDS AUTO PARTS	43515		FS 16,17,20 - Supplies FS 16,17,20 - Supplies 001.000.66.518.30.31.00 9.5% Sales Tax 001.000.66.518.30.31.00	74.28 7.06 Total : 81.34
212324	1/8/2015	007775 EDMONDS CHAMBER OF COMMERCE	1269		PROMOTIONAL AWARD FOR 2014 Promotional award by LTAC for 2014 120.000.31.575.42.41.00	2,500.00 Total : 2,500.00
212325	1/8/2015	074302 EDMONDS HARDWARE & PAINT LLC	000537		Sewer - Wall Clock Supplies Sewer - Wall Clock Supplies 423.000.75.535.80.31.00	11.48 Total : 11.48
212326	1/8/2015	069523 EDMONDS P&R YOUTH SCHOLARSHIP	19699 CORDOVA		19699 CORDOVA YOUTH SCHOLAR 19699 CORDOVA YOUTH SCHOLAR 122.000.64.571.20.49.00	62.00 Total : 62.00
212327	1/8/2015	038500 EDMONDS SENIOR CENTER	2015-01-01		01/15 RECREATION SERVICES COM 01/15 Recreation Services Contract F 001.000.39.569.10.41.00	5,000.00

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212327	1/8/2015	038500	038500 EDMONDS SENIOR CENTER	(Continued)		Total : 5,000.00
212328	1/8/2015	008705	EDMONDS WATER DIVISION	2-25150	WEST PLANTER IRRIGATION 870 C WEST PLANTER IRRIGATION 870 C 001.000.64.576.80.47.00	34.65
				2-25175	EAST PLANTER IRRIGATION 875 C/ EAST PLANTER IRRIGATION 875 C/ 001.000.64.576.80.47.00	34.65
				2-28275	PLANTER IRRIGATION 1400 9TH AV PLANTER IRRIGATION 1400 9TH AV 001.000.64.576.80.47.00	34.65
				2-37180	18200 OLYMPIC VIEW DR / METER 18200 OLYMPIC VIEW DR / METER 001.000.64.576.80.47.00	47.92
				7-05276	CEMETERY SEWER & STORM 820 CEMETERY SEWER & STORM 820 130.000.64.536.50.47.00	140.38
					Total :	292.25
212329	1/8/2015	008812	ELECTRONIC BUSINESS MACHINES	106926	WATER SEWER COPY USE Water Sewer Copy Use 421.000.74.534.80.31.00	8.95
					Water Sewer Copy Use 423.000.75.535.80.31.00	8.94
					9.5% Sales Tax 421.000.74.534.80.31.00	0.85
					9.5% Sales Tax 423.000.75.535.80.31.00	0.85
				107880	COPIER MAINT COPIER MAINT 001.000.23.523.30.45.00	30.81
				108439 1	P&R PRINTER C1030 #A6995 P&R PRINTER C1030 #A6995 001.000.64.571.21.45.00	25.38
				108460 1	P&R COPIER C5051 #A7027 P&R COPIER C5051 #A7027	

Voucher List
City of Edmonds

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212329	1/8/2015	008812 ELECTRONIC BUSINESS MACHINES	(Continued)			
			108461		001.000.64.571.21.45.00 CUST# MK5533 C5051 GQM52286 C Meter charges 11/30/14 - 12/30/14 B&	40.97
					001.000.31.514.23.48.00 9.5% Sales Tax	39.53
			108611		001.000.31.514.23.48.00 COPIER CHARGES C1030 Copier charges for C1030	3.76
					001.000.61.557.20.45.00 Copier charges for C1030	6.76
					001.000.22.518.10.45.00 Copier charges for C1030	6.76
					001.000.21.513.10.45.00 9.5% Sales Tax	6.74
					001.000.61.557.20.45.00 9.5% Sales Tax	0.64
					001.000.22.518.10.45.00 9.5% Sales Tax	0.64
					001.000.21.513.10.45.00	0.64
					Total :	182.22
212330	1/8/2015	063953 EVERGREEN STATE HEAT & A/C	26903		Plaza Rm - Svc Repair Plaza Rm - Svc Repair	
					001.000.66.518.30.48.00 9.5% Sales Tax	1,503.00
					001.000.66.518.30.48.00	142.79
					Total :	1,645.79
212331	1/8/2015	064406 FBI LEEDA	8964-15		INV 8964-15 BARKER - EDMONDS F 2015 MEMBERSHIP DUES - BARKEI	
					001.000.41.521.21.49.00	50.00
					Total :	50.00
212332	1/8/2015	070855 FLEX PLAN SERVICES INC	10010594		December Flex Plan Fee December Flex Plan Fee	

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212332	1/8/2015	070855 FLEX PLAN SERVICES INC	(Continued)		001.000.22.518.10.41.00	78.30
					Total :	78.30
212333	1/8/2015	071562 FORMA	12/30/14 WAYFINDING		12/30/14 FORMA WAYFINDING 12/30/14 FORMA WAYFINDING 117.100.64.573.20.41.00	881.48
					Total :	881.48
212334	1/8/2015	011900 FRONTIER	253-003-6887		LIFT STATION #6 VG SPECIAL ACCE LIFT STATION #6 VG SPECIAL ACCE 423.000.75.535.80.42.00	41.67
			425-745-5055		MEADOWDALE PRESCHOOL PHON PM IP 001.000.66.518.30.42.00	21.90
					MEADOWDALE PRESCHOOL PHON 001.000.64.571.29.42.00	99.36
					Total :	162.93
212335	1/8/2015	073821 GEODESIGN INC	1214-189		E4JA.SERVICES THRU 12/31/14 E4JA.Services thru 12/31/14 421.000.74.594.34.41.10	604.65
					Total :	604.65
212336	1/8/2015	072515 GOOGLE INC	2989880453		C/A 4339-4890-5932-7886 Google Apps - December 2014 001.000.31.518.88.48.00	382.52
					Total :	382.52
212337	1/8/2015	069733 H B JAEGER COMPANY LLC	155108/1		Sewer - 6" Wedge Mech Plugs Sewer - 6" Wedge Mech Plugs 423.000.75.535.80.31.00	299.20
					9.5% Sales Tax 423.000.75.535.80.31.00	28.42
			155380/1		Water Inv - #0061 W-CLMPCI-06-027 Water Inv - #0061 W-CLMPCI-06-027 421.000.74.534.80.34.20	245.14

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212337	1/8/2015	069733 H B JAEGER COMPANY LLC	(Continued)		9.5% Sales Tax 421.000.74.534.80.34.20	23.29
					Total :	596.05
212338	1/8/2015	012900 HARRIS FORD INC	150825		Unit 449 POL - Instrument Cluster Unit 449 POL - Instrument Cluster 511.000.77.548.68.31.10	378.29
			151076		9.5% Sales Tax 511.000.77.548.68.31.10	35.94
					Unit 452 - Parts Unit 452 - Parts 511.000.77.548.68.31.10	59.82
			FOCS378264		9.5% Sales Tax 511.000.77.548.68.31.10	5.68
					Unit 136 - Repairs Unit 136 - Repairs 511.000.77.548.68.48.00	164.25
					9.5% Sales Tax 511.000.77.548.68.48.00	15.60
					Total :	659.58
212339	1/8/2015	010900 HD FOWLER CO INC	I3813677		Storm - Talbot Rd Storm Repair Parts Storm - Talbot Rd Storm Repair Parts 422.000.72.531.40.31.00	347.97
					9.5% Sales Tax 422.000.72.531.40.31.00	33.06
			I3813687		Storm - Talbot Rd Storm Repair Storm - Talbot Rd Storm Repair 422.000.72.531.40.41.00	535.00
					9.5% Sales Tax 422.000.72.531.40.41.00	50.83
					Total :	966.86
212340	1/8/2015	075133 HERRIN, NICOLE	BID-123114		ADMIN HOURLY CONTRACTED SEF Administration hourly contracted	

Voucher List
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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212340	1/8/2015	075133 HERRIN, NICOLE	(Continued)		627.000.61.558.70.41.00	445.00
					Total :	445.00
212341	1/8/2015	067862 HOME DEPOT CREDIT SERVICES	2015917		WWTP - REPAIR/MAINTENANCE, M siding & hardware 423.000.76.535.80.48.21	113.61
					9.5% Sales Tax	
			8015124		423.000.76.535.80.48.21 WWTP - REPAIR/MAINTENANCE, M framing & hardware 423.000.76.535.80.48.23	10.79
					9.5% Sales Tax	
			9093694		423.000.76.535.80.48.23 WWTP - REPAIR/MAINTENANCE, M sheet goods and nails 423.000.76.535.80.48.23	93.37
					9.5% Sales Tax	
					423.000.76.535.80.48.23	8.87
					423.000.76.535.80.48.23	21.93
					9.5% Sales Tax	
					423.000.76.535.80.48.23	2.08
					Total :	250.65
212342	1/8/2015	013677 HORTICULTURE	LINDSAY HORTICULTURE		LINDSAY HORTICULTURE MAGAZIN LINDSAY HORTICULTURE MAGAZIN 001.000.64.576.80.49.00	21.99
					Total :	21.99
212343	1/8/2015	073548 INDOFF INCORPORATED	2553771		SUPPLIES SUPPLIES 001.000.23.523.30.31.00	202.52
			2563802		SUPPLIES SUPPLIES 001.000.23.523.30.31.00	489.09
			256447		SUPPLIES SUPPLIES 001.000.23.523.30.31.00	92.86
			2564557		WWTP - SUPPLIES, OFFICE	

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212343	1/8/2015	073548	INDOFF INCORPORATED		(Continued)	
					paper supplies	
					423.000.76.535.80.31.41	242.94
					9.5% Sales Tax	
					423.000.76.535.80.31.41	23.08
					Total :	1,050.49
212344	1/8/2015	075062	JAMESTOWN NETWORKS	3476	FIBER OPTICS INTERNET CONNEC Jan-15 Fiber Optics Internet Connecti	
					001.000.31.518.87.42.00	500.00
					9.5% Sales Tax	
					001.000.31.518.87.42.00	47.50
					Total :	547.50
212345	1/8/2015	015270	JCI JONES CHEMICALS INC	641975	WWTP - SUPPLIES, HYPOCHLORIT hypochlorite, 4695 gallons	
					423.000.76.535.80.31.53	2,598.76
					9.5% Sales Tax	
					423.000.76.535.80.31.53	246.88
					Total :	2,845.64
212346	1/8/2015	073780	KAMINS, CHAD	E3DC.Pmt 2	E3DC.PMT 2 THRU 11/30/14 E3DC.Pmt 2 thru 11/30/14	
					112.200.68.595.33.65.00	99,327.30
					E3DC.Ret 2	
					112.200.223.400	-4,966.36
					Total :	94,360.94
212347	1/8/2015	072650	KCDA PURCHASING COOPERATIVE	3869713	INV#3869713 ACCT#100828 - EDMC 10 CASES MULTI USE COPY PAPER	
					001.000.41.521.10.31.00	237.30
					HANDLING FEE	
					001.000.41.521.10.31.00	55.20
					9.5% Sales Tax	
					001.000.41.521.10.31.00	22.54

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212347	1/8/2015	072650	072650 KCDA PURCHASING COOPERATIVE (Continued)			Total : 315.04
212348	1/8/2015	017135	LANDAU ASSOCIATES INC		ESLHA Review Saunders Residence	
				34324	ESLHA Review Saunders Residence	
					001.000.62.524.20.41.00	352.75
				34325	Profession serv for Bldg Saunders	
					Profession serv for Bldg Saunders	
					001.000.62.524.20.41.00	1,495.50
				34393	Planning - Prof Serv Scheutz	
					Planning - Prof Serv Scheutz	
					001.000.62.558.60.41.00	3,890.00
					Total :	5,738.25
212349	1/8/2015	074848	LONG BAY ENTERPRISES INC	2015-301	SAP IMPLEMENTATION CONSULTAI	
					Strategic Action Plan Implementation	
					001.000.61.557.20.41.00	656.25
					Total :	656.25
212350	1/8/2015	018980	LYNNWOOD HONDA	896694	ELEMENT & SPARK	
					ELEMENT & SPARK	
					001.000.64.576.80.31.00	20.71
					9.5% Sales Tax	
					001.000.64.576.80.31.00	1.97
				CM896694	RETURN ELEMENT	
					ELEMENT	
					001.000.64.576.80.31.00	-17.05
					9.5% Sales Tax	
					001.000.64.576.80.31.00	-1.62
					Total :	4.01
212351	1/8/2015	072992	LYNNWOOD ICE CENTER	19124	ICE SKATE	
					19124 LEARN TO ICE SKATE INSTR	
					19124 LEARN TO ICE SKATE INSTR	
					001.000.64.571.22.41.00	238.00
				19126	ICE SKATE	
					19126 LEARN TO ICE SKATE INSTR	
					19126 LEARN TO ICE SKATE INSTR	
					001.000.64.571.22.41.00	238.00

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212351	1/8/2015	072992 LYNNWOOD ICE CENTER	072992		(Continued)	Total : 476.00
212352	1/8/2015	069362 MARSHALL, CITA	1542		INTERPRETER FEE	
			1543		INTERPRETER FEE 001.000.23.512.50.41.01	88.32
			1561		INTERPRETER FEE 001.000.23.512.50.41.01	88.32
					INTERPRETER FEE 001.000.23.523.30.41.01	88.32
					Total :	264.96
212353	1/8/2015	020039 MCMaster-CARR SUPPLY CO	19827230		WWTP - SUPPLIES, SAFETY AND M safety glasses	
					423.000.76.535.80.31.12	18.68
					gauges and nylon cables	
					423.000.76.535.80.31.21	330.55
					Freight	
					423.000.76.535.80.31.21	7.42
					Total :	356.65
212354	1/8/2015	069053 MICRO COM SYSTEMS LTD	16371		Microfilming/CD's for buildings 2011	
					Microfilming/CD's for buildings 2011	
					001.000.62.524.20.49.00	471.63
					Total :	471.63
212355	1/8/2015	020495 MIDWAY PLYWOOD INC	64507		GREEN RESOURCE CENTER - BUIL Poplar Plywood	
			64513		001.000.66.518.30.31.00	192.12
			64544		GREEN RESOURCE CENTER - BUIL Maple ~	
					001.000.66.518.30.31.00	1,151.46
					GREEN RESOURCE CENTER - BUIL Hard Rock Maple~	
					001.000.66.518.30.31.00	733.10

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212355	1/8/2015	020495 020495 MIDWAY PLYWOOD INC	(Continued)			Total : 2,076.68
212356	1/8/2015	020900 MILLERS EQUIP & RENT ALL INC	203345		GLOVES GLOVES 001.000.64.576.80.31.00 9.5% Sales Tax 001.000.64.576.80.31.00	8.91 0.85 Total : 9.76
212357	1/8/2015	072746 MURRAY SMITH & ASSOCIATES	14-1590-5		E4GA.SERVICES THRU 12/31/14 E4GA.Services thru 12/31/14 423.000.75.594.35.41.30	38,001.39 Total : 38,001.39
212358	1/8/2015	064618 NASCO	6746		WWTP - SUPPLIES, LABORATORY bottom section w/ valve 423.000.76.535.80.31.31 Freight 423.000.76.535.80.31.31 9.5% Sales Tax 423.000.76.535.80.31.31	261.60 24.91 27.22 Total : 313.73
212359	1/8/2015	064570 NATIONAL SAFETY INC	0395047-IN		WWTP - SMALL EQUIPMENT ISC Ventis MX4 multi-gas monitor 423.000.76.535.80.35.00 Freight 423.000.76.535.80.35.00 9.5% Sales Tax 423.000.76.535.80.35.00	940.50 13.49 90.63 Total : 1,044.62
212360	1/8/2015	024302 NELSON PETROLEUM	0539658-IN		Unit 66 - Supplies Unit 66 - Supplies 511.000.77.548.68.31.10 9.5% Sales Tax	209.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212360	1/8/2015	024302 NELSON PETROLEUM	(Continued)		511.000.77.548.68.31.10	19.86
Total :						228.86
212361	1/8/2015	024960 NORTH COAST ELECTRIC COMPANY	S6218501.001		WWTP - OFFSITE FLOW TELEMTR' micrologix 423.100.76.594.39.65.10	1,500.75
					Freight 423.100.76.594.39.65.10	12.04
					9.5% Sales Tax 423.100.76.594.39.65.10	143.72
			S6218501.002		WWTP - OFFSITE FLOW TELEMETI micrologix module 423.100.76.594.39.65.10	2,010.75
					9.5% Sales Tax 423.100.76.594.39.65.10	191.02
Total :						3,858.28
212362	1/8/2015	061013 NORTHWEST CASCADE INC	2-1094355		CIVIC FIELD HONEY BUCKET CIVIC FIELD HONEY BUCKET 001.000.64.576.80.45.00	115.65
			2-1096304		HAINES WHARF PARK HONEY BUC HAINES WHARF PARK HONEY BUC 001.000.64.576.80.45.00	220.77
			2-1096703		WILLOW CREEK FISH HATCHERY I WILLOW CREEK FISH HATCHERY I 001.000.64.576.80.45.00	115.65
			2-1098963		HICKMAN PARK HONEY BUCKET HICKMAN PARK HONEY BUCKET 001.000.64.576.80.45.00	-15.00
			2-1099263		HICKMAN PARK HONEY BUCKET HICKMAN PARK HONEY BUCKET 001.000.64.576.80.45.00	591.18
			2-1099280		YOST PARK HONEY BUCKET YOST PARK HONEY BUCKET 001.000.64.576.80.45.00	310.99

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212362	1/8/2015	061013	061013 NORTHWEST CASCADE INC		(Continued)	Total : 1,339.24
212363	1/8/2015	063511	OFFICE MAX INC		050529	WAXPAPER FOR PRESCHOOL PRC WAXPAPER FOR PRESCHOOL PRC 001.000.64.575.56.31.00 9.5% Sales Tax 3.26
					050547	001.000.64.575.56.31.00 PAPER PLATES FOR PRESCHOOL I PAPER PLATES FOR PRESCHOOL I 001.000.64.575.56.31.00 9.5% Sales Tax 0.31
					119590	001.000.64.575.56.31.00 PHONE FOR CEMETERY PHONE FOR CEMETERY 130.000.64.536.50.31.00 9.5% Sales Tax 4.99
						001.000.64.575.56.31.00 PHONE FOR CEMETERY PHONE FOR CEMETERY 130.000.64.536.50.31.00 9.5% Sales Tax 0.46
					751573	130.000.64.536.50.31.00 HANDSET (RETURNED, SEE CM) HANDSET (RETURNED, SEE CM) 130.000.64.536.50.31.00 9.5% Sales Tax 58.75
						130.000.64.536.50.31.00 HANDSET (RETURNED, SEE CM) HANDSET (RETURNED, SEE CM) 130.000.64.536.50.31.00 9.5% Sales Tax 5.58
					807389	130.000.64.536.50.31.00 PW Admin - Card Stock and Envelope PW Admin - Card Stock and Envelope 001.000.65.518.20.31.00 9.5% Sales Tax 39.15
						001.000.65.518.20.31.00 PW Admin - Card Stock and Envelope PW Admin - Card Stock and Envelope 001.000.65.518.20.31.00 9.5% Sales Tax 3.71
					810147	001.000.65.518.20.31.00 Office Supplies Office Supplies 001.000.25.514.30.31.00 9.5% Sales Tax 42.45
						001.000.25.514.30.31.00 Office Supplies Office Supplies 001.000.25.514.30.31.00 9.5% Sales Tax 4.03
					816060	001.000.25.514.30.31.00 CEMETERY-RETURNED HANDSET CEMETERY-RETURNED HANDSET 130.000.64.536.50.31.00 9.5% Sales Tax 195.35
						001.000.25.514.30.31.00 CEMETERY-RETURNED HANDSET CEMETERY-RETURNED HANDSET 130.000.64.536.50.31.00 9.5% Sales Tax 18.56
						130.000.64.536.50.31.00 CEMETERY-RETURNED HANDSET CEMETERY-RETURNED HANDSET 130.000.64.536.50.31.00 9.5% Sales Tax -39.15

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212363	1/8/2015	063511 OFFICE MAX INC	(Continued)			
			822871		130.000.64.536.50.31.00 INV#822871 ACCT#520437 250POL HANGING FOLDERS	-3.71
					001.000.41.521.10.31.00 RETRACTABLE BLACK PENS	15.66
					001.000.41.521.10.31.00 9.5% Sales Tax	47.28
			826905		001.000.41.521.10.31.00 FLAGS, PAPER CLIPS, CALENDAR FLAGS, PAPERCLIPS	5.98
					001.000.64.571.21.31.00 CALENDAR	4.22
					130.000.64.536.50.31.00 9.5% Sales Tax	2.50
					001.000.64.571.21.31.00 9.5% Sales Tax	0.40
			877455		130.000.64.536.50.31.00 P&R-PAPER PAPER	0.24
					001.000.64.571.21.31.00 9.5% Sales Tax	73.71
					001.000.64.571.21.31.00	7.00
					Total :	490.73
212364	1/8/2015	074545 OLDS-OLYMPIC INC	000511-1436501		LS 10 - Fuel 88.98 Gal LS 10 - Fuel 88.98 Gal	
					511.000.77.548.68.34.10	238.11
					Total :	238.11
212365	1/8/2015	026200 OLYMPIC VIEW WATER DISTRICT	0000130		PLANTER IRRIGATION 220TH ST S\	
					PLANTER IRRIGATION 220TH ST S\	
					001.000.64.576.80.47.00	14.89
			0001520		CEMETERY 820 15TH ST SW CEMETERY 820 15TH ST SW	
					001.000.64.576.80.47.00	38.28

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212365	1/8/2015	026200 OLYMPIC VIEW WATER DISTRICT	(Continued) 0001530		CEMETERY SPRINKLER 820 15TH S CEMETERY SPRINKLER 820 15TH S 001.000.64.576.80.47.00	27.09
			0002930		SPRINKLER @ 5TH AVE S & SR104 SPRINKLER @ 5TH AVE S & SR104 001.000.64.576.80.47.00	16.48
			0021400		FIRE STATION #20 88TH AVE W / MI FIRE STATION #20 88TH AVE W / MI 001.000.66.518.30.47.00	176.93
			0026390		PLANTER IRRIGATION 10415 226TH PLANTER IRRIGATION 10415 226TH 001.000.64.576.80.47.00	16.48
Total :						290.15
212366	1/8/2015	027060 PACIFIC TOPSOILS	185891		Storm Dump Fees Storm Dump Fees 422.000.72.531.10.49.00	120.00
			185900		Storm Dump Fees Storm Dump Fees 422.000.72.531.10.49.00	120.00
			185908		Storm Dump Fees Storm Dump Fees 422.000.72.531.10.49.00	120.00
			186003		Storm Dump Fees Storm Dump Fees 422.000.72.531.10.49.00	120.00
			186006		Storm Dump Fees Storm Dump Fees 422.000.72.531.10.49.00	120.00
			186011		Storm Dump Fees Storm Dump Fees 422.000.72.531.10.49.00	120.00
			186024		Storm Dump Fees Storm Dump Fees 422.000.72.531.10.49.00	120.00

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212366	1/8/2015	027060 PACIFIC TOPSOILS	(Continued) 186027		Storm Dump Fees Storm Dump Fees 422.000.72.531.10.49.00	120.00 Total : 960.00
212367	1/8/2015	064070 PALMATIER, LISA	CONCERTS SEPT-DEC 14		CONCERTS PALMATIER SEPT-DEC CONCERTS PALMATIER SEPT-DEC 117.100.64.573.20.41.00	320.00 Total : 320.00
212368	1/8/2015	063951 PERTEET ENGINEERING INC	20140026.001-4		E2FB & E4FA.SERVICES THRU 12/3 E2FB & E4FA.Services thru 12/31/14 422.000.72.594.31.41.20	1,702.50 Total : 1,702.50
212369	1/8/2015	007800 PETTY CASH	121614-123114		PETTY CASH DEC 2014 Mileage to meeting - Robert Chave 001.000.62.558.60.43.00 Supplies for Holiday Brunch - Kody 001.000.22.518.10.49.00 Supplies for Holiday Brunch - Cliff 001.000.22.518.10.49.00 Parking for Meetings in Seattle 001.000.67.532.20.49.00 State Attorney General paid cour copy 001.000.369.90.000.00	21.84 11.57 16.24 31.31 10.00 Total : 90.96
212370	1/8/2015	008350 PETTY CASH	PARKS PETTY CASH		PATTY STEELE-SMITH: PCC CALEN PATTY STEELE-SMITH: PCC CALEN 001.000.64.575.55.31.00 MICHELLE PARKER: JOANN FABRIC 001.000.64.575.56.31.00 MICHELLE PARKER: 2ND CHANCE 001.000.64.575.56.31.00	8.75 7.21 1.17

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212370	1/8/2015	008350	PETTY CASH		(Continued)	
					MICHELLE PARKER: FRED MEYER 001.000.64.575.56.31.00	15.23
					MICHELLE PARKER: MICHAELS PU 001.000.64.575.56.31.00	6.53
					MICHELLE PARKER: WIGHTS NARC 001.000.64.575.56.31.00	1.08
					MICHELLE PARKER: AMAZON PRE 001.000.64.575.56.31.00	3.07
					CLIFF EDWARDS: COSTCO WREAT 130.000.64.536.50.31.00	41.60
					TAMMY RANKINS: EDMONDS HARC 001.000.64.575.56.31.00	9.30
					TAMMY RANKINS: DOLLAR TREE C 001.000.64.575.56.31.00	3.29
					TAMMY RANKINS: BARTELL GLYCE 001.000.64.575.56.31.00	5.46
					TAMMY RANKINS: SAFEWAY VINEC 001.000.64.575.56.31.00	4.19
					Total :	106.88
212371	1/8/2015	008400	PETTY CASH		2014 YE PETTY CASH	
					POLICE ADMIN 2014 YEAR END PE PARKING WCIA TRAINING - TACOM 001.000.41.521.10.43.00	10.00
					PARKING WAPRO TRAINING - TACC 001.000.41.521.10.43.00	10.00
					PARKING - KC JAIL - TRAINING 001.000.41.521.40.43.00	45.00
					FOOD FOR EPD HOSTED SCSPCA 001.000.41.521.10.31.00	29.96
					BUS FARE FOR FEDERAL COURT T 001.000.41.521.10.43.00	4.00
					LUNCH - REQUIRED TO STAY @ FE 001.000.41.521.10.43.00	13.50
					STAPLES FOR RANGE TARGETS	

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212371	1/8/2015	008400 PETTY CASH	(Continued)		001.000.41.521.40.31.00 PARKING - SMART MTG - EVERETT	3.53
					001.000.41.521.21.43.00 FISHING LINE - IA 14-007 INVESTIG	9.00
					001.000.41.521.10.31.00	6.53
					Total :	131.52
212372	1/8/2015	066796 PETTY CASH	123114		SNACKS FOR JURORS SNACKS FOR JURORS	
					001.000.23.523.30.49.20	42.84
					Total :	42.84
212373	1/8/2015	028860 PLATT ELECTRIC SUPPLY INC	F746939		Fac Maint - Supp;lies Fac Maint - Supp;lies	
					001.000.66.518.30.31.00	39.66
					9.5% Sales Tax	
					001.000.66.518.30.31.00	3.77
			F791671		Unit 21 - Patch King Materials Unit 21 - Patch King Materials	
					511.000.77.548.68.31.10	17.17
					9.5% Sales Tax	
					511.000.77.548.68.31.10	1.63
			F791683		Unit 21 - Patch King Generator Cable Unit 21 - Patch King Generator Cable	
					511.000.77.548.68.31.10	156.38
					9.5% Sales Tax	
					511.000.77.548.68.31.10	14.86
			F858195		WWTP - SMALL EQUIPMENT GRE 555DX, Bender	
					423.000.76.535.80.35.00	5,227.99
					9.5% Sales Tax	
					423.000.76.535.80.35.00	496.66
			F858209		Fac Maint - Small Tool - Solid Wire Fac Maint - Small Tool - Solid Wire	
					001.000.66.518.30.35.00	22.00

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212373	1/8/2015	028860 PLATT ELECTRIC SUPPLY INC	(Continued)		9.5% Sales Tax 001.000.66.518.30.35.00	2.09
					Total :	5,982.21
212374	1/8/2015	071811 PONY MAIL BOX & BUSINESS CTR	214238		WWTP - POSTAGE detection inst. corp. 423.000.76.535.80.42.00	32.38
					Total :	32.38
212375	1/8/2015	064088 PROTECTION ONE	2445047		ALARM MONITORING SENIOR CEN ALARM MONITORING SENIOR CEN 001.000.66.518.30.42.00	116.67
					Total :	116.67
212376	1/8/2015	030400 PUGET SOUND CLEAN AIR AGENCY	15-039S		Q1-2015 CLEAN AIR ASSESSMENT Q1-15 Clean Air Assessment per RCv 001.000.39.553.70.51.00	7,502.00
					Total :	7,502.00
212377	1/8/2015	030400 PUGET SOUND CLEAN AIR AGENCY	20150027		WWTP - PUGET SOUND CLEAN AIF 2015 Operating Permit Fee 423.000.76.535.80.51.00	29,456.15
					Total :	29,456.15
212378	1/8/2015	073644 QUALITY CONTROLS CORP	P1504-2		WWTP - C412 CONTROL SYSTEMS Task Order 2.14 423.100.76.594.39.41.10 task order 4.14 423.100.76.594.39.41.10	155.00 1,240.00
					Total :	1,395.00
212379	1/8/2015	030780 QUIRING MONUMENTS INC	00000151355		MARKER/INSCRIPTION-WILSON MARKER/INSCRIPTION-WILSON 130.000.64.536.20.34.00	2,824.00
					Total :	2,824.00

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212380	1/8/2015	070042 RICOH USA INC	93893078		Lease Ricoh MP171SPF Reception Lease Ricoh MP171SPF Reception 001.000.62.524.10.45.00	30.66 Total : 30.66
212381	1/8/2015	067802 SAN DIEGO POLICE EQUIP CO	615725		INV#615725 CUST#1733 - EDMOND 40 S&W 180GR GDHP AMMO 001.000.41.521.40.31.00 9.5% Sales Tax 001.000.41.521.40.31.00	749.58 Total : 820.79
212382	1/8/2015	067076 SEATTLE PUMP AND EQUIPMENT CO	14-5090		Storm - Vactor Parts Storm - Vactor Parts 422.000.72.531.40.31.00 9.5% Sales Tax 422.000.72.531.40.31.00	2,548.41 242.10
			14-5105		Unit 106 - Vac Tube Flanges and Part Unit 106 - Vac Tube Flanges and Part 511.000.77.548.68.31.10 9.5% Sales Tax	375.30
			14-5167		511.000.77.548.68.31.10 Unit 106 - Valve Hycon Unit 106 - Valve Hycon 511.000.77.548.68.31.10 9.5% Sales Tax 511.000.77.548.68.31.10	35.65 105.42 Total : 3,316.89
212383	1/8/2015	070298 SESAC INC	3973609	MUSIC LICENS	3973609 MUSIC LICENSE 2015 ACC 3973609 MUSIC LICENSE 2015 ACC 117.100.64.573.20.49.00	719.00 Total : 719.00
212384	1/8/2015	063306 SHERWIN-WILLIAMS	1686-7		GREEN RESOURCE CENTER - PAINT Green Resource Center - Paint	

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212384	1/8/2015	063306 SHERWIN-WILLIAMS	(Continued)		001.000.66.518.30.31.00	727.61
					Total :	727.61
212385	1/8/2015	068489 SIRENNET.COM	0179656-IN		Unit EQ95PO - Black Perimeter Light	
					Unit EQ95PO - Black Perimeter Light	
					511.100.77.594.48.64.00	260.00
					Freight	
					511.100.77.594.48.64.00	9.10
			0179730-IN		Unit 304 - Black Flange	
					Unit 304 - Black Flange	
					511.000.77.548.68.31.10	9.00
					Freight	
					511.000.77.548.68.31.10	9.65
					Total :	287.75
212386	1/8/2015	060889 SNAP-ON INDUSTRIAL	ARV / 24467162		Fleet Shop Tools	
					Fleet Shop Tools	
					511.000.77.548.68.35.00	683.73
					9.5% Sales Tax	
					511.000.77.548.68.35.00	64.97
			ARV / 24499800		Fleet Shop Tool - Cooling System Pre	
					Fleet Shop Tool - Cooling System Pre	
					511.000.77.548.68.35.00	164.21
					Freight	
					511.000.77.548.68.35.00	14.95
					9.5% Sales Tax	
					511.000.77.548.68.35.00	17.03
			ARV / 24537878		Fleet Shop Tool - Hex Set	
					Fleet Shop Tool - Hex Set	
					511.000.77.548.68.35.00	121.50
					9.5% Sales Tax	
					511.000.77.548.68.35.00	11.54
					Total :	1,077.93
212387	1/8/2015	037801 SNO CO HUMAN SERVICE DEPT	I000377557		Q3-14 LIQUOR BOARD PROFITS &	

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212387	1/8/2015	037801	SNO CO HUMAN SERVICE DEPT	(Continued)	Quarterly Liquor Board Profits & Taxe 001.000.39.567.00.51.00	2,164.96
					Total :	2,164.96
212388	1/8/2015	037375	SNO CO PUD NO 1	2002-0291-9	LIFT STATION #8 113 RAILROAD AV LIFT STATION #8 113 RAILROAD AV 423.000.75.535.80.47.10	155.09
				2002-7495-9	TRAFFIC LIGHT 23602 76TH AVE W TRAFFIC LIGHT 23602 76TH AVE W 111.000.68.542.63.47.00	33.92
				2004-9315-3	TRAFFIC LIGHT 22000 76TH AVE W TRAFFIC LIGHT 22000 76TH AVE W 111.000.68.542.64.47.00	57.47
				2006-6395-3	ANWAY PARK 131 SUNSET AVE / MI ANWAY PARK 131 SUNSET AVE / MI 001.000.64.576.80.47.00	587.46
				2009-1385-3	DECORATIVE LIGHTING 115 2ND AV DECORATIVE LIGHTING 115 2ND AV 111.000.68.542.68.47.00	51.44
				2010-5432-7	BRACKETT'S LANDING NORTH 50 F BRACKETT'S LANDING NORTH 50 F 001.000.64.576.80.47.00	130.38
				2011-8789-5	TRAFFIC LIGHT 21132 76TH AVE W TRAFFIC LIGHT 21132 76TH AVE W 111.000.68.542.63.47.00	37.79
				2015-0127-7	LIFT STATION #14 7905 1/2 212TH F LIFT STATION #14 7905 1/2 212TH F 423.000.75.535.80.47.10	39.89
				2015-3292-6	LIFT STATION #7 121 W DAYTON S1 LIFT STATION #7 121 W DAYTON S1 423.000.75.535.80.47.10	463.29
				2017-1178-5	STREET LIGHTING (183 LIGHTS @ STREET LIGHTING (183 LIGHTS @ 111.000.68.542.68.47.00	1,172.87
				2021-3965-5	BRACKETT'S LANDING SOUTH 100	

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212388	1/8/2015	037375	SNO CO PUD NO 1			
			(Continued)			
			2021-9128-4		BRACKETT'S LANDING SOUTH 100 001.000.64.576.80.47.00	57.73
			2023-5673-9		PEDEST CAUTION LIGHT 7801 2121 PEDEST CAUTION LIGHT 7801 2121 111.000.68.542.63.47.00	33.92
			2024-9953-9		TRAFFIC LIGHT 21530 76TH AVE W TRAFFIC LIGHT 21530 76TH AVE W 111.000.68.542.64.47.00	45.45
			2025-2918-6		LIFT STATION #1 105 CASPERS ST LIFT STATION #1 105 CASPERS ST 423.000.75.535.80.47.10	1,251.01
			2025-2920-2		STREET LIGHTING (303 LIGHTS @ STREET LIGHTING (303 LIGHTS @ 111.000.68.542.68.47.00	2,910.42
			2025-7948-8		STREET LIGHTING (13 LIGHTS @ 4 STREET LIGHTING (13 LIGHTS @ 4 111.000.68.542.68.47.00	135.44
			2025-7952-0		STREET LIGHTING (58 LIGHTS @ 2 STREET LIGHTING (58 LIGHTS @ 2 111.000.68.542.68.47.00	382.51
			2047-1489-3		WWTP ENERGY MANAGEMENT SE wwtp energy management service 423.000.76.535.80.47.61	9.91
			2047-1492-7		STREET LIGHTING (1 LIGHT @150V STREET LIGHTING (1 LIGHT @150V 111.000.68.542.68.47.00	4.38
			2047-1493-5		STREET LIGHTING (18 LIGHTS @ 2 STREET LIGHTING (18 LIGHTS @ 2 111.000.68.542.68.47.00	97.28
			2047-1494-3		STREET LIGHTING (5 LIGHTS @ 40 STREET LIGHTING (5 LIGHTS @ 40 111.000.68.542.68.47.00	51.26
					STREET LIGHTING (2 LIGHTS @ 10 STREET LIGHTING (2 LIGHTS @ 10 111.000.68.542.68.47.00	13.01

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212388	1/8/2015	037375 SNO CO PUD NO 1	(Continued) 2047-1495-0		STREET LIGHTING (26 LIGHTS @ 2 STREET LIGHTING (26 LIGHTS @ 2 111.000.68.542.68.47.00	171.78
			2053-0758-0		DECORATIVE & STREET LIGHTING DECORATIVE & STREET LIGHTING 111.000.68.542.64.47.00	439.17
Total :						8,332.87
212389	1/8/2015	067609 SNOHOMISH COUNTY CITIES	SCC2015		SNOHOMISH COUNTY CITIES 2015 2015 membership in the Association (
					001.000.21.513.10.49.00	100.00
Total :						100.00
212390	1/8/2015	038100 SNO-KING STAMP	56543		Fleet - Numbers Stamp Fleet - Numbers Stamp 511.000.77.548.68.31.10	50.06
					Freight 511.000.77.548.68.31.10	2.75
					9.5% Sales Tax 511.000.77.548.68.31.10	5.02
Total :						57.83
212391	1/8/2015	038300 SOUND DISPOSAL CO	103583		CIVIC CENTER 250 5TH AVE N CIVIC CENTER 250 5TH AVE N 001.000.66.518.30.47.00	550.68
			103584		WWTP 200 2ND AVE S/RECYCLING wwtp 200 2nd Ave S/recycling 423.000.76.535.80.47.66	29.95
			103585		FRANCES ANDERSON CENTER 700 FRANCES ANDERSON CENTER 700 001.000.66.518.30.47.00	674.47
			103586		SNO-ISLE LIBRARY 650 MAIN ST SNO-ISLE LIBRARY 650 MAIN ST 001.000.66.518.30.47.00	555.23
			103587		PARKS MAINT GARBAGE AND REC'	

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212391	1/8/2015	038300 SOUND DISPOSAL CO	(Continued)		PARKS MAINT GARBAGE AND REC'	
					001.000.64.576.80.47.00	702.23
			103588		CITY HALL 121 5TH AVE N	
					CITY HALL 121 5TH AVE N	
					001.000.66.518.30.47.00	459.99
					Total :	2,972.45
212392	1/8/2015	038410 SOUND SAFETY PRODUCTS	2073208-01		Fac Maint - Work Clothes - 1	
					Fac Maint - Work Clothes - 1	
					001.000.66.518.30.24.00	129.02
					9.2% Sales Tax	
					001.000.66.518.30.24.00	11.87
			4245856-01		Fac Maint - 5 Jeans - E Matthews	
					Fac Maint - 5 Jeans - E Matthews	
					001.000.66.518.30.24.00	198.42
					9.5% Sales Tax	
					001.000.66.518.30.24.00	18.85
			4246334-01		Fac Maint - Coat - P Chin	
					Fac Maint - Coat - P Chin	
					001.000.66.518.30.24.00	96.40
					9.5% Sales Tax	
					001.000.66.518.30.24.00	9.16
					Total :	463.72
212393	1/8/2015	074719 SPECIALITY SOILS INC	16318		GROWING MEDIUM FLOWER PROC	
					GROWING MEDIUM FLOWER PROC	
					125.000.64.576.80.31.00	1,420.90
					9.5% Sales Tax	
					125.000.64.576.80.31.00	134.99
					Total :	1,555.89
212394	1/8/2015	074990 STANTEC CONSULTING SERVICES	865729		E1FH.SERVICES THRU 12/31/14	
					E1FH.Services thru 12/31/14	
					422.000.72.594.31.41.20	67.50

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212394	1/8/2015	074990	074990 STANTEC CONSULTING SERVICES (Continued)			Total : 67.50
212395	1/8/2015	040917	TACOMA SCREW PRODUCTS INC	11427305	Traffic - Supplies Traffic - Supplies 111.000.68.542.64.31.00	135.98
				11428854	9.5% Sales Tax 111.000.68.542.64.31.00 Fleet Shop Supplies Fleet Shop Supplies 511.000.77.548.68.31.20	12.92
				30616139	9.5% Sales Tax 511.000.77.548.68.31.20 Unit 57 - Air Brake Rubber Hose Unit 57 - Air Brake Rubber Hose 511.000.77.548.68.31.10	20.80
					9.5% Sales Tax 511.000.77.548.68.31.10	1.98
						Total : 197.28
212396	1/8/2015	075134	TED JONES & TRINA NELSON	1-21884	#1-21884 RETURN PYMT CUSTOME Customer error on utility Pymt. The 411.000.111.100	14,247.00
						Total : 14,247.00
212397	1/8/2015	071666	TETRA TECH INC	50868520	E4FB.SERVICES THRU 9/30/14 E4FB.Services thru 9/30/14 422.000.72.594.31.41.20	3,695.45
						Total : 3,695.45
212398	1/8/2015	069576	THE BANK OF NEW YORK MELLON	111-1635714	EDMLTGO07 Washington Limited Tax General 001.000.39.592.18.89.00	32.75
				111-1635718	EDMWATREF11 Water & Sewer Improvement & Refun 422.000.72.592.31.89.00	14.96
					Water & Sewer Improvement & Refun	

Voucher List
City of Edmonds

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212398	1/8/2015	069576 THE BANK OF NEW YORK MELLON	(Continued)		421.000.74.592.34.89.00	31.32
					Water & Sewer Improvement & Refun	
					423.000.75.592.35.89.00	5.33
					Water & Sewer Improvement & Refun	
					423.000.76.592.35.89.00	0.69
					Water & Sewer Improvement & Refun	
					423.100.76.592.39.89.00	1.34
			111-1635720		EDMWATSEW13	
					Water and Sewer Improvement Bond:	
					424.000.71.592.38.89.00	53.79
			111-1636118		EDMLTGOREF12	
					Limited General Obligation Tax	
					231.000.31.592.19.89.00	53.79
					Total :	193.97
212399	1/8/2015	027269 THE PART WORKS INC	395938		YOST POOL SHOWER CAPS & SCR	
					YOST POOL SHOWER CAPS & SCR	
					001.000.64.576.80.31.00	165.05
					9.5% Sales Tax	
					001.000.64.576.80.31.00	15.68
					Total :	180.73
212400	1/8/2015	038315 THYSSENKRUPP ELEVATOR	3001486159		ELEVATOR MAINTENANCE SENIOR	
					ELEVATOR MAINTENANCE SENIOR	
					001.000.66.518.30.48.00	250.66
					9.5% Sales Tax	
					001.000.66.518.30.48.00	23.81
			3001486393		ELEVATOR MAINTENANCE CITY HA	
					ELEVATOR MAINTENANCE CITY HA	
					001.000.66.518.30.48.00	1,249.47
					9.5% Sales Tax	
					001.000.66.518.30.48.00	118.70
			3001486549		ELEVATOR PHONE MONITORING S	
					ELEVATOR PHONE MONITORING S	
					001.000.66.518.30.48.00	14.95

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212400	1/8/2015	038315 THYSSENKRUPP ELEVATOR	(Continued) 3001486655		ELEVATOR PHONE MONITORING C ELEVATOR PHONE MONITORING C 001.000.66.518.30.48.00	51.31
			6000103210		PS - Annual Safety Inspection PS - Annual Safety Inspection 001.000.66.518.30.48.00 9.5% Sales Tax 001.000.66.518.30.48.00	2,240.13
					Total :	4,161.84
212401	1/8/2015	067865 VERIZON WIRELESS	9737643999		C/A 571242650-0001 iPhone/iPad Cell Service Bld Dept 001.000.62.524.20.42.00 iPhone/iPad Cell Service City Clerk 001.000.25.514.30.42.00 iPad Cell Service Council 001.000.11.511.60.42.00 iPad Cell Service Council 001.000.11.511.60.35.00 iPhone/iPad Cell Service Court 001.000.23.512.50.42.00 iPhone/iPad Cell Service Developer 001.000.62.524.10.42.00 iPhone/iPad Cell Service Econ 001.000.61.557.20.42.00 iPhone/iPad Cell Service Engineering 001.000.67.532.20.42.00 iPhone/iPad Cell Service Facilities 001.000.66.518.30.42.00 iPhone/iPad Cell Service Finance 001.000.31.514.23.42.00 iPhone/iPad Cell Service HR 001.000.22.518.10.42.00 iPhone/iPad Cell Service IS	231.21 55.99 290.11 799.33 131.08 95.11 75.12 503.30 110.20 95.11 95.11

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212401	1/8/2015	067865	VERIZON WIRELESS	(Continued)		
					001.000.31.518.88.42.00	286.20
					iPhone/iPad Cell Service Mayor's Offi	
					001.000.21.513.10.42.00	68.01
					iPhone/iPad Cell Service Parks Dept	
					001.000.64.571.21.42.00	55.10
					iPhone/iPad Cell Service Police Dept	
					001.000.41.521.22.42.00	917.91
					Air cards Police Dept	
					001.000.41.521.22.42.00	840.33
					iPhone/iPad Cell Service Planning De	
					001.000.62.558.60.42.00	40.01
					iPhone/iPad Cell Service PW Admin	
					001.000.65.518.20.42.00	26.59
					iPhone/iPad Cell Service PW Admin	
					421.000.74.534.80.42.00	7.60
					iPhone/iPad Cell Service PW Admin	
					422.000.72.531.90.42.00	26.59
					iPhone/iPad Cell Service PW Admin	
					423.000.75.535.80.42.00	7.60
					iPhone/iPad Cell Service PW Admin	
					423.000.76.535.80.42.00	7.60
					iPhone/iPad Cell Service PW Street C	
					111.000.68.542.90.42.00	115.99
					iPhone/iPad Cell Service PW Fleet	
					511.000.77.548.68.42.00	55.10
					iPhone/iPad Cell Service PW Water/€	
					421.000.74.534.80.42.00	80.55
					iPhone/iPad Cell Service PW Water/€	
					423.000.75.535.80.42.00	80.55
					iPhone/iPad Cell Service Sewer Dept	
					423.000.75.535.80.42.00	205.15
					iPhone/iPad Cell Service Water	
					421.000.74.534.80.42.00	245.16
					iPad Cell Service Storm	

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212401	1/8/2015	067865	VERIZON WIRELESS			
			(Continued)			
					422.000.72.531.90.42.00 iPhone/iPad Cell Service WWTP	120.03
					423.000.76.535.80.42.00 C/A 772540262-00001	161.10
			9737770736		Lift Station access	
					001.000.31.518.88.42.00	90.57
					Total :	5,919.41
212402	1/8/2015	047200	WA RECREATION & PARK ASSOC	15	AGENCY MEMBERSHIP	
					2015 AGENCY MEMBERSHIP	
					2015 AGENCY MEMBERSHIP	
					001.000.64.571.21.49.00	1,000.00
					2015 AGENCY MEMBERSHIP	
					001.000.64.571.22.49.00	1,000.00
					2015 AGENCY MEMBERSHIP	
					001.000.64.576.80.49.00	1,000.00
					Total :	3,000.00
212403	1/8/2015	068259	WA ST CRIMINAL JUSTICE	20114421	INV 20114421	
					COLLISION INVEST - BASIC - SACK	
					001.000.41.521.40.49.00	100.00
					COLLISION INVEST - BASIC - STRU	
					001.000.41.521.40.49.00	100.00
			20114488		INV 20114488 BLEA FOR BORST AN	
					BLEA TUITION - BORST	
					001.000.41.521.40.49.00	3,063.00
					BLEA TUITION - HAUGHIAN	
					001.000.41.521.40.49.00	3,063.00
					Total :	6,326.00
212404	1/8/2015	073472	WAPRO	423	EDMONDS PD - 2015 WAPRO DUES	
					2015 ACTIVE MEMBER DUES	
					001.000.41.521.10.49.00	25.00
			427		INV 427 EDMONDS PD - BROMAN 2	
					2015 WAPRO ACTIVE MEMBER DUES	
					001.000.41.521.11.49.00	25.00

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212404	1/8/2015	073472 073472 WAPRO			(Continued)	Total : 50.00
212405	1/8/2015	075135 WASHINGTON AEROSPACE PRTNRSH	1170		WA AEROSPACE INDUSTRY STRAT Execution and Maintenace of Washin 001.000.39.513.10.49.00	1,000.00 Total : 1,000.00
212406	1/8/2015	067195 WASHINGTON TREE EXPERTS	06-9975		Street - 810 Walnut - Remove 3 dama Street - 810 Walnut - Remove 3 dama 111.000.68.542.71.48.00	2,400.00
			06-9976		9.5% Sales Tax 111.000.68.542.71.48.00	228.00
			06-9977		street - 17930 69th Ave W - Remove street - 17930 69th Ave W - Remove 111.000.68.542.71.48.00	640.00
					9.5% Sales Tax 111.000.68.542.71.48.00	60.80
					Street - 1031 Main St - Remove 2 Tre Street - 1031 Main St - Remove 2 Tre 111.000.68.542.71.48.00	430.00
					9.5% Sales Tax 111.000.68.542.71.48.00	40.85
					Total : 3,799.65	
212407	1/8/2015	073552 WELCO SALES LLC	6541		ENVELOPES ENVELOPES	429.24
			6543		001.000.23.523.30.31.00 Utility Billing - #9 Return Env (5,000) Utility Billing - #9 Return Env (5,000) 421.000.74.534.80.31.00	106.67
					Utility Billing - #9 Return Env (5,000) 423.000.75.535.80.31.00	106.67
					Utility Billing - #9 Return Env (5,000) 422.000.72.531.90.31.00	106.66
					9.5% Sales Tax 421.000.74.534.80.31.00	10.13

Bank code : usbank

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212407	1/8/2015	073552 WELCO SALES LLC	(Continued)		9.5% Sales Tax 423.000.75.535.80.31.00	10.13
					9.5% Sales Tax 422.000.72.531.90.31.00	10.14
					Total :	779.64
212408	1/8/2015	069691 WESTERN SYSTEMS	0000026753		Traffic Control - (2)Smart Monitors, Traffic Control - (2)Smart Monitors, 111.000.68.542.64.31.00	2,634.66
					9.5% Sales Tax 111.000.68.542.64.31.00	250.29
					Total :	2,884.95
212409	1/8/2015	068798 WESTGATE CHAPEL	REFUND DEP & MON		REFUND DEPOSIT & UNUSED MON REFUND DEPOSIT & UNUSED MON 001.000.239.200	515.00
					Total :	515.00
212410	1/8/2015	071104 WIPPEL, TERESA	2015 ADVERTISING		2015 ADVERTISING 2015 ADVERTISING 001.000.64.571.22.41.40	2,400.00
					Total :	2,400.00
125 Vouchers for bank code : usbank						Bank total : 541,643.82
125 Vouchers in this report						Total vouchers : 541,643.82

PROJECT NUMBERS (By Project Title)

<u>Funding</u>	<u>Project Title</u>	<u>Project Accounting Number</u>	<u>Engineering Project Number</u>
STR	100th Ave W/Firdale Ave/238th St. SW/Traffic Signal Upgrade	c329	E0AA
STR	15th St. SW Walkway (Edmonds Way to 8th Ave)	c424	E3DC
STM	190th PI SW Wall Construction	c428	E3FF
STR	2009 Street Overlay Program	c294	E9CA
WTR	2010 Waterline Replacement Program	c363	E0JA
STR	2011 Residential Neighborhood Traffic Calming	c343	E1AB
WTR	2011 Waterline Replacement Program	c333	E1JA
STM	2012 Citywide Storm Drainage Improvements	c382	E2FE
SWR	2012 Sanitary Sewer Comp Plan Update	c369	E2GA
SWR	2012 Sewermain-Alder/Dellwood/Beach PI/224th St. Sewer Replacement	c347	E1GA
WTR	2012 Waterline Overlay Program	c388	E2CA
WTR	2012 Waterline Replacement Program	c340	E1JE
STM	2013 Citywide Drainage Replacement	c406	E3FA
STM	2013 Lake Ballinger Basin Study & Associated Projects	c407	E3FB
SWR	2013 Sewerline Replacement Project	c398	E3GA
WTR	2013 Waterline Replacement Program	c397	E3JA
STR	2014 Chip Seals	c451	E4CB
STM	2014 Drainage Improvements	c433	E4FA
STM	2014 Lake Ballinger Associated Projects	c436	E4FD
STR	2014 Overlay Program	c438	E4CA
STR	2014 Waterline Overlays	c452	E4CC
WTR	2014 Waterline Replacement Program	c422	E4JA
STM	2014 Willow Creek Daylighting/Edmonds Marsh Restoration	c435	E4FC
SWR	2015 Sewerline Replacement Project	c441	E4GA
WTR	2015 Waterline Replacement Program	c440	E4JB
WTR	2016 Water Comp Plan Update	c460	E4JC
STR	220 7th Ave N Sidewalk	c421	E3DA
STR	220th Street Overlay Project	c462	E4CD
WTR	224th Waterline Relocation (2013)	c418	E3JB
STR	226th Street Walkway Project	c312	E9DA
STR	228th St. SW Corridor Improvements	i005	E7AC
STR	236th St. SW Walkway (Edmonds Way to Madrona School)	c425	E3DD
STR	238th St. SW Walkway (100th Ave to 104th Ave)	c423	E3DB
STR	5th Ave Overlay Project	c399	E2CC

PROJECT NUMBERS (By Project Title)

<u>Funding</u>	<u>Project Title</u>	<u>Project Accounting Number</u>	<u>Engineering Project Number</u>
STR	76th Ave W at 212th St SW Intersection Improvements	c368	E1CA
WTR	76th Ave W Waterline Extension with Lynnwood	c344	E1JB
STR	76th Avenue West/75th Place West Walkway Project	c245	E6DA
STR	9th Avenue Improvement Project	c392	E2AB
STR	ADA Curb Ramp Upgrades along 3rd Ave S	c426	E3DE
SWR	Alder Sanitary Sewer Pipe Rehabilitation (2013 Sewer Pipe Rehab CIPP)	c390	E2GB
WTR	AWD Intertie and Reservoir Improvements	c324	E0IA
STR	Caspers/Ninth Avenue/Puget Drive (SR524) Walkway Project	c256	E6DB
PRK	City Spray Park	c417	E4MA
SWR	Citywide CIPP Sewer Rehab Phase I	c456	E4GB
STR	Citywide Safety Improvements	c404	E2AC
SWR	City-Wide Sewer Improvements	c301	E8GD
STM	Dayton Street & SR104 Storm Drainage Alternatives	c374	E1FM
PM	Dayton Street Plaza	c276	E7MA
STM	Dayton Street Storm Improvements (6th Ave - 8th Ave)	c409	E3FD
STM	Dayton Street Stormwater Pump Station	c455	E4FE
FAC	Edmonds Fishing Pier Rehab	c443	E4MB
WTR	Edmonds General Facilities Charge Study	c345	E1JC
STM	Edmonds Marsh Feasibility Study	c380	E2FC
FAC	Edmonds Museum Exterior Repairs Project	c327	E0LA
FAC	ESCO III Project	c419	E3LB
STR	Five Corners Roundabout (212th Street SW @ 84th Avenue W)	c342	E1AA
PM	Fourth Avenue Cultural Corridor	c282	E8MA
FAC	Frances Anderson Center Accessibility Upgrades	c393	E3LA
STR	Hwy 99 Enhancements (Phase III)	c405	E2AD
PM	Interurban Trail	c146	E2DB
STM	Lake Ballinger Associated Projects 2012	c381	E2FD
STM	LID Retrofits Perrinville Creek Basin	c434	E4FB
SWR	Lift Station #1 Basin & Flow Study	c461	E4GC
SWR	Lift Station 2 Improvements (Separated from L/s 13 - 09/01/08)	c298	E8GA
STR	Main Street Lighting and Sidewalk Enhancements	c265	E7AA
WTR	Main Street Watermain	c375	E1JK
PM	Marina Beach Additional Parking	c290	E8MB
STM	North Talbot Road Drainage Improvements	c378	E2FA

PROJECT NUMBERS (By Project Title)

<u>Funding</u>	<u>Project Title</u>	<u>Project Accounting Number</u>	<u>Engineering Project Number</u>
STM	Northstream Pipe Abandonment on Puget Drive	c410	E3FE
STM	NPDES	m013	E7FG
SWR	OVD Sewer Lateral Improvements	c142	E3GB
WTR	OVD Watermain Improvements (2003)	c141	E3JB
STM	Perrinville Creek Culvert Replacement	c376	E1FN
STM	Perrinville Creek Stormwater Flow Reduction Retrofit Study	c408	E3FC
WTR	Pioneer Way Road Repair	c389	E2CB
WTR	PRV Station 11 and 12 Abandonment	c346	E1JD
STM	Public Facilities Water Quality Upgrades	c339	E1FD
FAC	Public Safety Controls System Upgrades	c444	E4LA
STR	School Zone Flashing Beacon/Lighting Grant	c420	E3AA
PM	Senior Center Parking Lot & Landscaping Improvements	c321	E9MA
FAC	Senior Center Roof Repairs	c332	E0LB
SWR	Sewer Lift Station Rehabilitation Design	c304	E9GA
WWTP	Sewer Outfall Groundwater Monitoring	c446	E4HA
WTR	Sewer, Water, Stormwater Revenue Requirements Update	c370	E1GB
STR	Shell Valley Emergency Access Road	c268	E7CB
STR	SR104 Corridor Transportation Study	c427	E3AB
General	SR104 Telecommunications Conduit Crossing	c372	E1EA
STR	SR104/City Park Mid-Block Crossing	c454	E4DB
General	SR99 Enhancement Program	c238	E6MA
STM	Storm Contribution to Transportation Projects	c341	E1FF
STM	Storm Drainage Improvements - 88th & 194th	c429	E3FG
STM	Stormwater Development Review Support (NPDES Capacity)	c349	E1FH
STM	Stormwater GIS Support	c326	E0FC
STR	Sunset Walkway Improvements	c354	E1DA
STM	SW Edmonds Basin #3-238th St. SW to Hickman Park Infiltration System	c379	E2FB
STM	SW Edmonds-105th/106th Ave W Storm Improvements	c430	E3FH
STM	Talbot Rd. Storm Drain Project/Perrinville Creek Mitigation	c307	E9FB
ENG	Train Trench - Concept	c453	E4DA
STR	Transportation Plan Update	c391	E2AA
STM	Video Assessment of Stormwater Lines	c459	E4FF

PROJECT NUMBERS (By Engineering Number)

<u>Funding</u>	<u>Engineering Project Number</u>	<u>Project Accounting Number</u>	<u>Project Title</u>
STR	E0AA	c329	100th Ave W/Firdale Ave/238th St. SW/Traffic Signal Upgrade
STM	E0FC	c326	Stormwater GIS Support
WTR	E0IA	c324	AWD Intertie and Reservoir Improvements
WTR	E0JA	c363	2010 Waterline Replacement Program
FAC	E0LA	c327	Edmonds Museum Exterior Repairs Project
FAC	E0LB	c332	Senior Center Roof Repairs
STR	E1AA	c342	Five Corners Roundabout (212th Street SW @ 84th Avenue W)
STR	E1AB	c343	2011 Residential Neighborhood Traffic Calming
STR	E1CA	c368	76th Ave W at 212th St SW Intersection Improvements
STR	E1DA	c354	Sunset Walkway Improvements
General	E1EA	c372	SR104 Telecommunications Conduit Crossing
STM	E1FD	c339	Public Facilities Water Quality Upgrades
STM	E1FF	c341	Storm Contribution to Transportation Projects
STM	E1FH	c349	Stormwater Development Review Support (NPDES Capacity)
STM	E1FM	c374	Dayton Street & SR104 Storm Drainage Alternatives
STM	E1FN	c376	Perrinville Creek Culvert Replacement
SWR	E1GA	c347	2012 Sewermain-Alder/Dellwood/Beach Pl/224th St. Sewer Replacement
WTR	E1GB	c370	Sewer, Water, Stormwater Revenue Requirements Update
WTR	E1JA	c333	2011 Waterline Replacement Program
WTR	E1JB	c344	76th Ave W Waterline Extension with Lynnwood
WTR	E1JC	c345	Edmonds General Facilities Charge Study
WTR	E1JD	c346	PRV Station 11 and 12 Abandonment
WTR	E1JE	c340	2012 Waterline Replacement Program
WTR	E1JK	c375	Main Street Watermain
STR	E2AA	c391	Transportation Plan Update
STR	E2AB	c392	9th Avenue Improvement Project
STR	E2AC	c404	Citywide Safety Improvements
STR	E2AD	c405	Hwy 99 Enhancements (Phase III)
WTR	E2CA	c388	2012 Waterline Overlay Program
WTR	E2CB	c389	Pioneer Way Road Repair
STR	E2CC	c399	5th Ave Overlay Project
PM	E2DB	c146	Interurban Trail
STM	E2FA	c378	North Talbot Road Drainage Improvements
STM	E2FB	c379	SW Edmonds Basin #3-238th St. SW to Hickman Park Infiltration System
STM	E2FC	c380	Edmonds Marsh Feasibility Study
STM	E2FD	c381	Lake Ballinger Associated Projects 2012

PROJECT NUMBERS (By Engineering Number)

<u>Funding</u>	<u>Engineering Project Number</u>	<u>Project Accounting Number</u>	<u>Project Title</u>
STM	E2FE	c382	2012 Citywide Storm Drainage Improvements
SWR	E2GA	c369	2012 Sanitary Sewer Comp Plan Update
SWR	E2GB	c390	Alder Sanitary Sewer Pipe Rehabilitation (2013 Sewer Pipe Rehab CIPP)
STR	E3AA	c420	School Zone Flashing Beacon/Lighting Grant
STR	E3AB	c427	SR104 Corridor Transportation Study
STR	E3DA	c421	220 7th Ave N Sidewalk
STR	E3DB	c423	238th St. SW Walkway (100th Ave to 104th Ave)
STR	E3DC	c424	15th St. SW Walkway (Edmonds Way to 8th Ave)
STR	E3DD	c425	236th St. SW Walkway (Edmonds Way to Madrona School)
STR	E3DE	c426	ADA Curb Ramp Upgrades along 3rd Ave S
STM	E3FA	c406	2013 Citywide Drainage Replacement
STM	E3FB	c407	2013 Lake Ballinger Basin Study & Associated Projects
STM	E3FC	c408	Perrinville Creek Stormwater Flow Reduction Retrofit Study
STM	E3FD	c409	Dayton Street Storm Improvements (6th Ave - 8th Ave)
STM	E3FE	c410	Northstream Pipe Abandonment on Puget Drive
STM	E3FF	c428	190th PI SW Wall Construction
STM	E3FG	c429	Storm Drainage Improvements - 88th & 194th
STM	E3FH	c430	SW Edmonds-105th/106th Ave W Storm Improvements
SWR	E3GA	c398	2013 Sewerline Replacement Project
SWR	E3GB	c142	OVD Sewer Lateral Improvements
WTR	E3JA	c397	2013 Waterline Replacement Program
WTR	E3JB	c418	224th Waterline Relocation (2013)
WTR	E3JB	c141	OVD Watermain Improvements (2003)
FAC	E3LA	c393	Frances Anderson Center Accessibility Upgrades
FAC	E3LB	c419	ESCO III Project
STR	E4CA	c438	2014 Overlay Program
STR	E4CB	c451	2014 Chip Seals
STR	E4CC	c452	2014 Waterline Overlays
STR	E4CD	c462	220th Street Overlay Project
ENG	E4DA	c453	Train Trench - Concept
STR	E4DB	c454	SR104/City Park Mid-Block Crossing
STM	E4FA	c433	2014 Drainage Improvements
STM	E4FB	c434	LID Retrofits Perrinville Creek Basin
STM	E4FC	c435	2014 Willow Creek Daylighting/Edmonds Marsh Restoration
STM	E4FD	c436	2014 Lake Ballinger Associated Projects
STM	E4FE	c455	Dayton Street Stormwater Pump Station

PROJECT NUMBERS (By Engineering Number)

<u>Funding</u>	<u>Engineering Project Number</u>	<u>Project Accounting Number</u>	<u>Project Title</u>
STM	E4FF	c459	Video Assessment of Stormwater Lines
SWR	E4GA	c441	2015 Sewerline Replacement Project
SWR	E4GB	c456	Citywide CIPP Sewer Rehab Phase I
SWR	E4GC	c461	Lift Station #1 Basin & Flow Study
WWTP	E4HA	c446	Sewer Outfall Groundwater Monitoring
WTR	E4JA	c422	2014 Waterline Replacement Program
WTR	E4JB	c440	2015 Waterline Replacement Program
WTR	E4JC	c460	2016 Water Comp Plan Update
FAC	E4LA	c444	Public Safety Controls System Upgrades
PRK	E4MA	c417	City Spray Park
FAC	E4MB	c443	Edmonds Fishing Pier Rehab
STR	E6DA	c245	76th Avenue West/75th Place West Walkway Project
STR	E6DB	c256	Caspers/Ninth Avenue/Puget Drive (SR524) Walkway Project
General	E6MA	c238	SR99 Enhancement Program
STR	E7AA	c265	Main Street Lighting and Sidewalk Enhancements
STR	E7AC	i005	228th St. SW Corridor Improvements
STR	E7CB	c268	Shell Valley Emergency Access Road
STM	E7FG	m013	NPDES
PM	E7MA	c276	Dayton Street Plaza
SWR	E8GA	c298	Lift Station 2 Improvements (Separated from L/s 13 - 09/01/08)
SWR	E8GD	c301	City-Wide Sewer Improvements
PM	E8MA	c282	Fourth Avenue Cultural Corridor
PM	E8MB	c290	Marina Beach Additional Parking
STR	E9CA	c294	2009 Street Overlay Program
STR	E9DA	c312	226th Street Walkway Project
STM	E9FB	c307	Talbot Rd. Storm Drain Project/Perrinville Creek Mitigation
SWR	E9GA	c304	Sewer Lift Station Rehabilitation Design
PM	E9MA	c321	Senior Center Parking Lot & Landscaping Improvements

PROJECT NUMBERS (By New Project Accounting Number)

<u>Funding</u>	<u>Project Accounting Number</u>	<u>Engineering Project Number</u>	<u>Project Title</u>
WTR	c141	E3JB	OVD Watermain Improvements (2003)
SWR	c142	E3GB	OVD Sewer Lateral Improvements
PM	c146	E2DB	Interurban Trail
General	c238	E6MA	SR99 Enhancement Program
STR	c245	E6DA	76th Avenue West/75th Place West Walkway Project
STR	c256	E6DB	Caspers/Ninth Avenue/Puget Drive (SR524) Walkway Project
STR	c265	E7AA	Main Street Lighting and Sidewalk Enhancements
STR	c268	E7CB	Shell Valley Emergency Access Road
PM	c276	E7MA	Dayton Street Plaza
PM	c282	E8MA	Fourth Avenue Cultural Corridor
PM	c290	E8MB	Marina Beach Additional Parking
STR	c294	E9CA	2009 Street Overlay Program
SWR	c298	E8GA	Lift Station 2 Improvements (Separated from L/s 13 - 09/01/08)
SWR	c301	E8GD	City-Wide Sewer Improvements
SWR	c304	E9GA	Sewer Lift Station Rehabilitation Design
STM	c307	E9FB	Talbot Rd. Storm Drain Project/Perrinville Creek Mitigation
STR	c312	E9DA	226th Street Walkway Project
PM	c321	E9MA	Senior Center Parking Lot & Landscaping Improvements
WTR	c324	E0IA	AWD Intertie and Reservoir Improvements
STM	c326	E0FC	Stormwater GIS Support
FAC	c327	E0LA	Edmonds Museum Exterior Repairs Project
STR	c329	E0AA	100th Ave W/Firdale Ave/238th St. SW/Traffic Signal Upgrade
FAC	c332	E0LB	Senior Center Roof Repairs
WTR	c333	E1JA	2011 Waterline Replacement Program
STM	c339	E1FD	Public Facilities Water Quality Upgrades
WTR	c340	E1JE	2012 Waterline Replacement Program
STM	c341	E1FF	Storm Contribution to Transportation Projects
STR	c342	E1AA	Five Corners Roundabout (212th Street SW @ 84th Avenue W)
STR	c343	E1AB	2011 Residential Neighborhood Traffic Calming
WTR	c344	E1JB	76th Ave W Waterline Extension with Lynnwood
WTR	c345	E1JC	Edmonds General Facilities Charge Study
WTR	c346	E1JD	PRV Station 11 and 12 Abandonment
SWR	c347	E1GA	2012 Sewermain-Alder/Dellwood/Beach PI/224th St. Sewer Replacement
STM	c349	E1FH	Stormwater Development Review Support (NPDES Capacity)

PROJECT NUMBERS (By New Project Accounting Number)

<u>Funding</u>	<u>Project Accounting Number</u>	<u>Engineering Project Number</u>	<u>Project Title</u>
STR	c354	E1DA	Sunset Walkway Improvements
WTR	c363	E0JA	2010 Waterline Replacement Program
STR	c368	E1CA	76th Ave W at 212th St SW Intersection Improvements
SWR	c369	E2GA	2012 Sanitary Sewer Comp Plan Update
WTR	c370	E1GB	Sewer, Water, Stormwater Revenue Requirements Update
General	c372	E1EA	SR104 Telecommunications Conduit Crossing
STM	c374	E1FM	Dayton Street & SR104 Storm Drainage Alternatives
WTR	c375	E1JK	Main Street Watermain
STM	c376	E1FN	Perrinville Creek Culvert Replacement
STM	c378	E2FA	North Talbot Road Drainage Improvements
STM	c379	E2FB	SW Edmonds Basin #3-238th St. SW to Hickman Park Infiltration System
STM	c380	E2FC	Edmonds Marsh Feasibility Study
STM	c381	E2FD	Lake Ballinger Associated Projects 2012
STM	c382	E2FE	2012 Citywide Storm Drainage Improvements
WTR	c388	E2CA	2012 Waterline Overlay Program
WTR	c389	E2CB	Pioneer Way Road Repair
SWR	c390	E2GB	Alder Sanitary Sewer Pipe Rehabilitation (2013 Sewer Pipe Rehab CIPP)
STR	c391	E2AA	Transportation Plan Update
STR	c392	E2AB	9th Avenue Improvement Project
FAC	c393	E3LA	Frances Anderson Center Accessibility Upgrades
WTR	c397	E3JA	2013 Waterline Replacement Program
SWR	c398	E3GA	2013 Sewerline Replacement Project
STR	c399	E2CC	5th Ave Overlay Project
STR	c404	E2AC	Citywide Safety Improvements
STR	c405	E2AD	Hwy 99 Enhancements (Phase III)
STM	c406	E3FA	2013 Citywide Drainage Replacement
STM	c407	E3FB	2013 Lake Ballinger Basin Study & Associated Projects
STM	c408	E3FC	Perrinville Creek Stormwater Flow Reduction Retrofit Study
STM	c409	E3FD	Dayton Street Storm Improvements (6th Ave - 8th Ave)
STM	c410	E3FE	Northstream Pipe Abandonment on Puget Drive
PRK	c417	E4MA	City Spray Park
WTR	c418	E3JB	224th Waterline Relocation (2013)
FAC	c419	E3LB	ESCO III Project
STR	c420	E3AA	School Zone Flashing Beacon/Lighting Grant

PROJECT NUMBERS (By New Project Accounting Number)

<u>Funding</u>	<u>Project Accounting Number</u>	<u>Engineering Project Number</u>	<u>Project Title</u>
STR	c421	E3DA	220 7th Ave N Sidewalk
WTR	c422	E4JA	2014 Waterline Replacement Program
STR	c423	E3DB	238th St. SW Walkway (100th Ave to 104th Ave)
STR	c424	E3DC	15th St. SW Walkway (Edmonds Way to 8th Ave)
STR	c425	E3DD	236th St. SW Walkway (Edmonds Way to Madrona School)
STR	c426	E3DE	ADA Curb Ramp Upgrades along 3rd Ave S
STR	c427	E3AB	SR104 Corridor Transportation Study
STM	c428	E3FF	190th PI SW Wall Construction
STM	c429	E3FG	Storm Drainage Improvements - 88th & 194th
STM	c430	E3FH	SW Edmonds-105th/106th Ave W Storm Improvements
STM	c433	E4FA	2014 Drainage Improvements
STM	c434	E4FB	LID Retrofits Perrinville Creek Basin
STM	c435	E4FC	2014 Willow Creek Daylighting/Edmonds Marsh Restoration
STM	c436	E4FD	2014 Lake Ballinger Associated Projects
STR	c438	E4CA	2014 Overlay Program
WTR	c440	E4JB	2015 Waterline Replacement Program
SWR	c441	E4GA	2015 Sewerline Replacement Project
FAC	c443	E4MB	Edmonds Fishing Pier Rehab
FAC	c444	E4LA	Public Safety Controls System Upgrades
WWTP	c446	E4HA	Sewer Outfall Groundwater Monitoring
STR	c451	E4CB	2014 Chip Seals
STR	c452	E4CC	2014 Waterline Overlays
ENG	c453	E4DA	Train Trench - Concept
STR	c454	E4DB	SR104/City Park Mid-Block Crossing
STM	c455	E4FE	Dayton Street Stormwater Pump Station
SWR	c456	E4GB	Citywide CIPP Sewer Rehab Phase I
STM	c459	E4FF	Video Assessment of Stormwater Lines
WTR	c460	E4JC	2016 Water Comp Plan Update
SWR	c461	E4GC	Lift Station #1 Basin & Flow Study
STR	c462	E4CD	220th Street Overlay Project
STR	i005	E7AC	228th St. SW Corridor Improvements
STM	m013	E7FG	NPDES

PROJECT NUMBERS (By Project Title)

<u>Funding</u>	<u>Project Title</u>	<u>Project Accounting Number</u>	<u>Engineering Project Number</u>
ENG	Train Trench - Concept	c453	E4DA
FAC	Edmonds Museum Exterior Repairs Project	c327	E0LA
FAC	Senior Center Roof Repairs	c332	E0LB
FAC	Frances Anderson Center Accessibility Upgrades	c393	E3LA
FAC	ESCO III Project	c419	E3LB
FAC	Edmonds Fishing Pier Rehab	c443	E4MB
FAC	Public Safety Controls System Upgrades	c444	E4LA
General	SR99 Enhancement Program	c238	E6MA
General	SR104 Telecommunications Conduit Crossing	c372	E1EA
PM	Interurban Trail	c146	E2DB
PM	Dayton Street Plaza	c276	E7MA
PM	Fourth Avenue Cultural Corridor	c282	E8MA
PM	Marina Beach Additional Parking	c290	E8MB
PM	Senior Center Parking Lot & Landscaping Improvements	c321	E9MA
PRK	City Spray Park	c417	E4MA
STM	Talbot Rd. Storm Drain Project/Perrinville Creek Mitigation	c307	E9FB
STM	Stormwater GIS Support	c326	E0FC
STM	Public Facilities Water Quality Upgrades	c339	E1FD
STM	Storm Contribution to Transportation Projects	c341	E1FF
STM	Stormwater Development Review Support (NPDES Capacity)	c349	E1FH
STM	Dayton Street & SR104 Storm Drainage Alternatives	c374	E1FM
STM	Perrinville Creek Culvert Replacement	c376	E1FN
STM	Edmonds Marsh Feasibility Study	c380	E2FC
STM	2012 Citywide Storm Drainage Improvements	c382	E2FE
STM	2013 Citywide Drainage Replacement	c406	E3FA
STM	2013 Lake Ballinger Basin Study & Associated Projects	c407	E3FB
STM	Perrinville Creek Stormwater Flow Reduction Retrofit Study	c408	E3FC
STM	Dayton Street Storm Improvements (6th Ave - 8th Ave)	c409	E3FD
STM	Northstream Pipe Abandonment on Puget Drive	c410	E3FE
STM	190th PI SW Wall Construction	c428	E3FF
STM	Storm Drainage Improvements - 88th & 194th	c429	E3FG
STM	SW Edmonds-105th/106th Ave W Storm Improvements	c430	E3FH
STM	2014 Drainage Improvements	c433	E4FA
STM	LID Retrofits Perrinville Creek Basin	c434	E4FB

PROJECT NUMBERS (By Project Title)

<u>Funding</u>	<u>Project Title</u>	<u>Project Accounting Number</u>	<u>Engineering Project Number</u>
STM	2014 Willow Creek Daylighting/Edmonds Marsh Restoration	c435	E4FC
STM	2014 Lake Ballinger Associated Projects	c436	E4FD
STM	Dayton Street Stormwater Pump Station	c455	E4FE
STM	Video Assessment of Stormwater Lines	c459	E4FF
STM	NPDES	m013	E7FG
STM	North Talbot Road Drainage Improvements	c378	E2FA
STM	SW Edmonds Basin #3-238th St. SW to Hickman Park Infiltration System	c379	E2FB
STM	Lake Ballinger Associated Projects 2012	c381	E2FD
STR	76th Avenue West/75th Place West Walkway Project	c245	E6DA
STR	Caspers/Ninth Avenue/Puget Drive (SR524) Walkway Project	c256	E6DB
STR	Main Street Lighting and Sidewalk Enhancements	c265	E7AA
STR	Shell Valley Emergency Access Road	c268	E7CB
STR	2009 Street Overlay Program	c294	E9CA
STR	226th Street Walkway Project	c312	E9DA
STR	100th Ave W/Firdale Ave/238th St. SW/Traffic Signal Upgrade	c329	E0AA
STR	Five Corners Roundabout (212th Street SW @ 84th Avenue W)	c342	E1AA
STR	2011 Residential Neighborhood Traffic Calming	c343	E1AB
STR	Sunset Walkway Improvements	c354	E1DA
STR	76th Ave W at 212th St SW Intersection Improvements	c368	E1CA
STR	Transportation Plan Update	c391	E2AA
STR	9th Avenue Improvement Project	c392	E2AB
STR	5th Ave Overlay Project	c399	E2CC
STR	Citywide Safety Improvements	c404	E2AC
STR	Hwy 99 Enhancements (Phase III)	c405	E2AD
STR	School Zone Flashing Beacon/Lighting Grant	c420	E3AA
STR	220 7th Ave N Sidewalk	c421	E3DA
STR	238th St. SW Walkway (100th Ave to 104th Ave)	c423	E3DB
STR	15th St. SW Walkway (Edmonds Way to 8th Ave)	c424	E3DC
STR	236th St. SW Walkway (Edmonds Way to Madrona School)	c425	E3DD
STR	ADA Curb Ramp Upgrades along 3rd Ave S	c426	E3DE
STR	SR104 Corridor Transportation Study	c427	E3AB
STR	2014 Overlay Program	c438	E4CA
STR	2014 Chip Seals	c451	E4CB
STR	2014 Waterline Overlays	c452	E4CC

PROJECT NUMBERS (By Project Title)

<u>Funding</u>	<u>Project Title</u>	<u>Project Accounting Number</u>	<u>Engineering Project Number</u>
STR	SR104/City Park Mid-Block Crossing	c454	E4DB
STR	220th Street Overlay Project	c462	E4CD
STR	228th St. SW Corridor Improvements	i005	E7AC
SWR	OVD Sewer Lateral Improvements	c142	E3GB
SWR	Lift Station 2 Improvements (Separated from L/s 13 - 09/01/08)	c298	E8GA
SWR	City-Wide Sewer Improvements	c301	E8GD
SWR	Sewer Lift Station Rehabilitation Design	c304	E9GA
SWR	2012 Sewermain-Alder/Dellwood/Beach PI/224th St. Sewer Replacement	c347	E1GA
SWR	2012 Sanitary Sewer Comp Plan Update	c369	E2GA
SWR	Alder Sanitary Sewer Pipe Rehabilitation (2013 Sewer Pipe Rehab CIPP)	c390	E2GB
SWR	2013 Sewerline Replacement Project	c398	E3GA
SWR	2015 Sewerline Replacement Project	c441	E4GA
SWR	Citywide CIPP Sewer Rehab Phase I	c456	E4GB
SWR	Lift Station #1 Basin & Flow Study	c461	E4GC
WTR	OVD Watermain Improvements (2003)	c141	E3JB
WTR	AWD Intertie and Reservoir Improvements	c324	E0IA
WTR	2011 Waterline Replacement Program	c333	E1JA
WTR	2012 Waterline Replacement Program	c340	E1JE
WTR	76th Ave W Waterline Extension with Lynnwood	c344	E1JB
WTR	Edmonds General Facilities Charge Study	c345	E1JC
WTR	PRV Station 11 and 12 Abandonment	c346	E1JD
WTR	2010 Waterline Replacement Program	c363	E0JA
WTR	Sewer, Water, Stormwater Revenue Requirements Update	c370	E1GB
WTR	Main Street Watermain	c375	E1JK
WTR	2012 Waterline Overlay Program	c388	E2CA
WTR	Pioneer Way Road Repair	c389	E2CB
WTR	2013 Waterline Replacement Program	c397	E3JA
WTR	224th Waterline Relocation (2013)	c418	E3JB
WTR	2014 Waterline Replacement Program	c422	E4JA
WTR	2015 Waterline Replacement Program	c440	E4JB
WTR	2016 Water Comp Plan Update	c460	E4JC
WWTP	Sewer Outfall Groundwater Monitoring	c446	E4HA

AM-7376

4. C.

City Council Meeting

Meeting Date: 01/13/2015

Time: Consent

Submitted By: Linda Hynd

Department: City Clerk's Office

Type: Action

Information

Subject Title

Acknowledge receipt of a Claim for Damages from Philip Christensen (\$158.68).

Recommendation

Acknowledge receipt of a Claim for Damages by minute entry.

Previous Council Action

N/A

Narrative

Philip Christensen
6606 227th Street SW
Mountlake Terrace, WA 98043
(\$158.68)

Attachments

Christensen Claim for Damages

Form Review

Inbox	Reviewed By	Date
Mayor	Dave Earling	01/07/2015 09:44 AM
Finalize for Agenda	Scott Passey	01/08/2015 10:30 AM
Form Started By: Linda Hynd		Started On: 12/16/2014 12:20 PM
Final Approval Date: 01/08/2015		

RECEIVED

DEC 15 2014 3:26 pm
JQ

CITY OF EDMONDS
CLAIM FOR DAMAGES FORM EDMONDS CITY CLERK

Date Claim Form Received by City
JK

Please take note that Philip Christensen, who currently resides at 6606 227th ST SW Mountlake Terrace WA 98043, mailing address 6606 227th ST SW Mountlake Terrace WA 98043, home phone # (425) 776-2355, work phone # (425) 775-5609, and who resided at same address at the time of the occurrence and whose date of birth is 8/15/62, is claiming damages against City of Edmonds in the sum of \$ 158.68 arising out of the following circumstances listed below.

DATE OF OCCURRENCE: 12-8-14 TIME: 5:34-5:40 pm
LOCATION OF OCCURRENCE: Southbound Hwy 99 between 230th + 234th ST SW Edmonds

DESCRIPTION:

1. Describe the conduct and circumstance that brought about the injury or damage. Also describe the injury or damage.
Was going northbound home from work when I struck the water cap in the roadway in the lane closest to the curb. The impact caused the left front tire damage. The tire required replacement.

(attach an extra sheet for additional information, if needed)

2. Provide a list of witnesses, if applicable, to the occurrence including names, addresses, and phone numbers.
None

3. Attach copies of all documentation relating to expenses, injuries, losses, and/or estimates for repair.

4. Have you submitted a claim for damages to your insurance company? Yes No

If so, please provide the name of the insurance company: _____ and the policy #: _____

** ADDITIONAL INFORMATION REQUIRED FOR AUTOMOBILE CLAIMS ONLY **

License Plate #	<u>BBD KING</u>	Driver License #	<u>CHRISPE380 NN</u>
Type Auto:	<u>2001 Mercedes C320</u>		
	(year) (make) (model)		
DRIVER:	<u>Philip Christensen</u>	OWNER:	<u>same</u>
Address:	<u>6606 227th ST SW Mountlake Terrace, WA 98043</u>	Address:	
Phone#:	<u>(425) 218-9564</u>	Phone#:	
Passengers:			
Name:	<u>N/A</u>	Name:	<u>N/A</u>
Address:		Address:	

* * NOTE: THIS FORM MUST BE SIGNED AND NOTARIZED * *

I, Philip Christensen, being first duly sworn, depose and say that I am the claimant for the above described; that I have read the above claim, know the contents thereof and believe the same to be true. I further acknowledge that any information I provide as part of this claim may be considered a public record and may be subject to disclosure pursuant to RCW 42.56.

X Philip Christensen

X _____
Signature of Claimant(s)

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Philip Christensen is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 12-13-14
Helga D. Watson
Signature
Notary Public
Title
My appointment expires: 7-10-18



Please present the completed claim form to: City Clerk's Office
City of Edmonds
121 5th Avenue North
Edmonds, WA, 98020
8:00 a.m. to 4:30 p.m.

FACTORY DIRECT TIRE SALES

Invoice #
78123

22617 76TH AVENUE WEST
EDMONDS, WA 98026

DATE
12-09-2014

425-774-5131 1-800-822-2126 WWW.FACTORYDIRECTTIRE.COM

LNAME:CHRISTENSEN
FNAME:HEIDI / PHIL
ADRES:6606 227TH ST SW
CY/ST:MT LK TERR, WA
TECH:JB
NOTES:

HPHONE:425-776-2355
WPHONE:
ZIP:98043
PO NUMBER:
MANUF:

TAG:
YR: MAKE:
MODEL:
MILEAGE:
MOTOR:
VIN:

PART#	DESCRIPTION	QTY	PRICE	DISC	TOTAL
25343	225/45R17 94H BFG G FORCE SUPER SPORT	1.00	129.00	0	129.00
MB	MOUNT AND BALANCE	1.00	15.00	0	15.00
VS	VALVE STEM STANDARD	1.00	0.00	0	0.00
EDC	ENVIRONMENTAL DISPOSAL CHARGE	1.00	0.00	0	0.00
TT	TIRE TAX	1.00	1.00	0	1.00

FACTORY DIRECT TIRE SALES
22617 76TH AVE W
EDMONDS, WA 98026
(425) 774-5131

Merchant ID: 4487

Ref #: 0009

Sale

XXXXXXXXXXXX3402

MAST

Entry Method: Swiped

Total: \$ 158.68

12/09/14

17:42:46

Inv #: 000009

Appr Code: 792107

Transaction ID: 1209MDJOSBC5H

Apprvd: Online

Batch#: 000413

Customer Copy

THANK YOU!

I hereby authorize the above repair work to be done along with the necessary material and hereby grant you and/or your employees permission to operate the vehicle for the purposes of testing and inspection. An express mechanics lien is hereby acknowledged on above vehicle to secure the amount of repairs thereto.

Parts	130.00
Labor	15.00
Subtotal	145.00
Edmonds	13.68
Exempt	0.00

Signature X _____

Total 158.68

Mc/Visa 158.68

RESTOCKING CHARGE MAY APPLY, NO RETURNS AFTER 30 DAYS, CREDIT ON BOOKS ONLY

City Council Meeting**Meeting Date:** 01/13/2015**Time:** Consent**Submitted For:** Phil Williams**Submitted By:** Kody McConnell**Department:** Public Works**Type:** Action**Information****Subject Title**

Authorization for the Mayor to sign an Interlocal Agreement between the City of Lynnwood and the City of Edmonds for joint funding of the Recycling Coordinator.

Recommendation

It is recommended that Council authorize the Mayor to sign the Interlocal Agreement between Lynnwood and Edmonds to jointly fund the Recycling Coordinator position and implement their respective 2015 and 2016 Waste Prevention and Recycling Programs.

Previous Council Action

Since 1995, the Edmonds City Council and staff have agreed to pursue an interlocal cooperative agreement with the City of Lynnwood to share resources in respect to their waste prevention and recycling programs. The original interlocal agreement between the two municipalities was produced and approved on March 28, 1995. A provision of the original agreement allows its extension upon mutual consent of both the City of Edmonds and the City of Lynnwood and it has been renewed continually ever since.

Narrative

The waste prevention, recycling, and conservation programs of the City of Edmonds includes providing full-time education and outreach efforts on a wide variety of environmental issues including solid waste handling, hazardous waste disposal, recycling maximization, water conservation, and state and regional policy implementation coordination. The goal of these programs is to ensure the preservation of the health of our community environment and the protection of local watersheds and waterways from environmental pollution through proactive communication and the provision of many incidental and related public services.

The attached updated interlocal cooperative agreement has been reviewed and approved by the City Attorneys of both Edmonds and Lynnwood and covers the next biennial period through 2015 to the end of 2016.

This agreement estimates that the City of Lynnwood will provide approximately 28% of the funding of the Recycling Coordinator position in return for a corresponding portion of time committed to assist in the implementation of Lynnwood's parallel efforts at waste prevention, recycling, and conservation. Considering the important interconnections of neighboring municipalities in operating these type of programs, the joint return on investment for both partners offers an enhanced public value for the citizen stakeholders of both communities.

This agreement is anticipated to be funded as follows:

2015 Budget Estimate

\$21,805 Washington State Department of Ecology Grant
\$16,860 City of Lynnwood
\$60,250 Edmonds Water Utility Fund 421

2016 Budget Estimate

\$21,805 Washington State Department of Ecology Grant
\$16,860 City of Lynnwood
\$60,250 Edmonds Water Utility Fund 421

This interlocal cooperative agreement is presently being moved through the approval process in the City of Lynnwood in parallel with the City of Edmonds.

Fiscal Impact

Fiscal Year: 2015
Revenue: 37,945
Expenditure: 98,915

Fiscal Impact:

Estimated revenues are from State of Washington Department of Ecology grant funds and cost reimbursements from the City of Lynnwood.

Estimated expenditures of \$60,250 are from the City of Edmonds Water Utility Fund 421.

There is no fiscal impact on expenditures from the City of Edmonds General Fund.

Fiscal Year: 2016
Revenue: 37,945
Expenditure: 98,915

Fiscal Impact:

Estimated revenues are from State of Washington Department of Ecology grant funds and cost reimbursements from the City of Lynnwood.

Estimated expenditures of \$60,250 are from the City of Edmonds Water Utility Fund 421.

There is no fiscal impact on expenditures from the City of Edmonds General Fund.

Attachments

2015-2016 Interlocal Agreement

Form Review

Inbox **Reviewed By** **Date**

Public Works (Originator)

City Clerk

Mayor

Finalize for Agenda

Form Started By: Kody McConnell

Final Approval Date: 12/29/2014

Phil Williams

Scott Passey

Dave Earling

Scott Passey

12/13/2014 11:09 AM

12/29/2014 07:06 AM

12/29/2014 08:32 AM

12/29/2014 08:33 AM

Started On: 12/10/2014 09:34 AM

**AN INTERLOCAL AGREEMENT
BETWEEN THE CITY OF LYNNWOOD
AND THE CITY OF EDMONDS FOR
JOINT FUNDING OF A RECYCLING COORDINATOR**

THIS AGREEMENT (“Agreement”) between the City of Lynnwood (“Lynnwood”) and the City of Edmonds (“Edmonds”), each a municipal corporation established under the laws of the State of Washington, is dated this _____ day of January 2015.

WHEREAS, Chapter 39.34 RCW (Interlocal Cooperation Act) permits local government units to make the most efficient use of their powers by enabling them to cooperate with other localities on the basis of mutual advantage; and

WHEREAS, Edmonds and Lynnwood each presently staff and operate a solid waste program partially funded by a Department of Ecology grant; and

WHEREAS, the Department of Ecology has funds available to partially fund a continuation of the program; and

WHEREAS both Edmonds and Lynnwood have partially funded their respective programs for 2015 and 2016, yet do not have full funding capability; and

WHEREAS, Edmonds and Lynnwood have concluded that it would be in their best interests for Edmonds and Lynnwood to jointly fund their solid waste efforts as provided herein;

NOW, THEREFORE, the parties hereto agree as follows:

1. Edmonds employs Steve Fisher as Recycling Coordinator, and Lynnwood has approved service provision by Mr. Fisher. Should the position of Recycling Coordinator become vacant during the term of this Agreement, Edmonds shall employ a Recycling Coordinator with appropriate qualifications. The selection of the replacement Recycling Coordinator shall be subject to the approval of Lynnwood, which shall not be unreasonably withheld.
2. The Recycling Coordinator shall provide Edmonds and Lynnwood with a recycling program during 2015 and 2016 to provide for the activities and services described in Exhibit A, which is incorporated herein by reference.
3. The Edmonds Recycling Coordinator will document actual activities and contacts in meeting the requirements of the Lynnwood recycling program, and will provide verification of time spent on Lynnwood activities, prior to or at the time of submission of any invoice by Edmonds to Lynnwood for payment under Paragraph 4, below.
4. For services provided by the Recycling Coordinator, Lynnwood will reimburse Edmonds an amount not to exceed \$26,000.00 in the year 2015 and \$29,000.00 in the year 2016. Reimbursement shall be paid quarterly at a rate of \$61.24 per hour in the year 2015 and \$62.46 per hour in the year 2016, plus Lynnwood’s fair share of direct charges of labor, benefits, and material costs, without the inclusion of overhead or general administrative charges, incurred in administering the Lynnwood recycling program. Edmonds shall notify

1 Lynnwood when Edmonds has been reimbursed \$20,000.00 in either year at which time the
2 parties shall meet to determine whether to amend the Agreement to provide for further work
3 and compensation.
4

5 5. This Agreement shall be effective as of January 1, 2015 and will expire December 31, 2016.
6 This Agreement may be extended by mutual written agreement of both parties and upon
7 specific approval of the respective recycling programs for future budget years.
8

9 6. This Agreement may be terminated by either party upon sixty (60) days' notice.
10 Reconciliation of costs, payment, transfer of developed materials, and a current report of
11 completed activities will be completed within the sixty (60) day period following notice by
12 either party.
13

14 7. Lynnwood agrees to indemnify and hold harmless the City of Edmonds from any claims
15 arising as a result of the administration of Lynnwood's program under this Agreement.
16 Lynnwood and Edmonds shall each be responsible for any and all liability resulting from any
17 acts or omissions resulting from its own negligent and/or wrongful acts or omissions, and
18 those of its own agents, employees, contractors, or officials, as the same shall be determined
19 under the laws of the State of Washington or a mutually approved settlement agreement.
20

21 8. This Agreement incorporates the entire understanding between Edmonds and Lynnwood
22 regarding the subject matter of this Agreement. This Agreement may only be modified in a
23 writing signed by the parties hereto. It shall be filed with the Department of Ecology and the
24 Snohomish County Auditor as required by law.
25

26 9. In addition to the provisions previously stated regarding duration, organization and purpose,
27 the following provisions are included pursuant to the requirements of RCW 39.34.030:
28

29 9.1 No joint or cooperative undertaking is required by this Agreement.
30 Therefore, no provision is made for the financing of any joint or cooperative
31 undertaking.
32

33 9.2 No joint property ownership is contemplated under the terms of this
34 Agreement. To the extent title to the right of way exists, it shall remain in the
35 ownership of the party which acquires it. In the event, at the termination of this
36 Agreement, any personal property is jointly owned by the parties, either party
37 may purchase the interest of the other, with the other party's permission, at fair
38 market value, as such value is determined by the parties. In the event that neither
39 party wishes to retain jointly obtained property, it shall be surplussed and the
40 proceeds divided pro-rata based upon the party's initial contribution to the
41 purchase of such property. If both parties seek ownership of the property, value
42 shall be determined as herein provided and the right of the parties to purchase the
43 property or properties determined by the drawing of lots.
44

45 9.3 Because no joint or cooperative undertaking is contemplated by this
46 Agreement, no provision has been made for an administrator or joint board.
47

1 9.4 This Agreement shall be effective when listed by subject on the City of
2 Edmonds' web site, Lynnwood's web site or another electronically retrievable
3 public source, whichever shall first occur.
4

5
6
7 IN WITNESS WHEREOF, the parties hereto have executed this agreement as of this
8 _____ day of _____, 2015.
9

10 CITY OF LYNNWOOD

CITY OF EDMONDS

11
12
13 _____
14 **Nicola Smith, Mayor**

_____ **Dave Earling, Mayor**

15
16 ATTEST

ATTEST

17
18
19 _____
20 Art Ceniza, Interim Finance Director

_____ Scott Passey, City Clerk

21
22 APPROVED AS TO FORM

APPROVED AS TO FORM

23
24
25 _____
26 Rosemary Larson, City Attorney

_____ Sharon Cates, Office of the City Attorney

1 **EXHIBIT A**

2
3
4 **Waste Reduction and Recycling Programs**
5 **Cities of Edmonds and Lynnwood**
6

7
8 **CONTINUED PUBLIC EDUCATIONAL MESSAGES & OUTREACH:**

- 9 City Newsletter articles.
10 Program information section for city Internet web sites.
11 Presentations and assistance to schools and businesses.
12 Educational outreach, plus providing recycling/compost collection at local public events.
13 Maintain Recycle Cart (Edmonds) and Recycle/Compost information racks (Lynnwood).
14 Distribution of brochures and flyers, and creation of educational displays.
15 Publicity, coordination and assistance with local scout troops with Christmas tree recycling.

16
17 **ASSISTANCE to MULTI-FAMILY PROPERTIES with RECYCLING EFFORTS:**

- 18 Continues to supply information and assistance to managers and tenants.
19 Expansion of available recycling to non-participating properties.
20 Contamination issues, illegal dumping, Christmas tree collection, multi-lingual information.

21
22 **EXPANSION & MAINTENANCE of SINGLE-FAMILY RECYCLING PROGRAMS:**

- 23 Cooperation with the municipal waste collection companies in identifying non-customers for use in a campaign to
24 increase single family participation.
25 Publicity, information and management for special recycling collection and clean-up events.

26
27 **ASSISTANCE to the COMMERCIAL SECTOR with WASTE PREVENTION & RECYCLING EFFORTS**
28 **and SOLID WASTE ISSUES & MANAGEMENT:**

- 29 Contacts, site visits, waste assessments to retail/office/manufacturers/schools/institutions.
30 Presentations of options and opportunities for businesses such as construction and demolition debris recycling,
31 material exchanges and reuse opportunities, and issues affecting water quality.
32 Continuation of support and maintenance of the Compost Collection Project – involving collecting organics from
33 restaurants and other food service businesses.
34 Small Quantity Generator educational outreach (special & hazardous wastes).

35
36 **CONTINUED CITY IN-HOUSE WASTE PREVENTION & RECYCLING PROGRAM:**

- 37 Keep employees updated on recycling information and opportunities.
38 Expand and evaluate recycling, reuse, and solid waste generation and disposal.
39 Coordinate proper recycling of unwanted electronics, cell phones, batteries, and printer cartridges.

40
41 **ADMINISTRATIVE DUTIES:**

- 42 Grant administration: Quarterly and final reports for Department of Ecology.
43 Program evaluation and ordinance research and writing.
44 Continuation as part of development Services review, specifically for proposed new and remodeled commercial and
45 multi-family properties to help site enclosures and containers for garbage and recycling.
46 Continued liaison with the municipal solid waste collection companies.

47
48 **CONTINUED LIAISON with COUNTY SOLID WASTE DEPARTMENT:**

- 49 Meetings and assistance with County programs:
50 -Household Hazardous Waste Drop-Off Station.
51 -County solid waste and recycling facilities.
52 -Used oil, oil filters, and antifreeze collection sites.
53 -“Take It Back” Network for proper electronics recycling.
54 Representative on Solid Waste Advisory Committee (SWAC) (Edmonds)

AM-7387

4. E.

City Council Meeting

Meeting Date: 01/13/2015

Time: Consent

Submitted For: Dave Earling

Submitted By: Carolyn LaFave

Department: Mayor's Office

Type: Action

Information

Subject Title

Confirmation of Municipal Court Judge Linda Coburn.

Recommendation

Council confirm the Mayor's appointment of Linda Coburn as the City's Municipal Court Judge, term starting January 12, 2015.

Previous Council Action

Municipal Court Judge appointments are subject to Council approval per EMC 2.15.030. A Resolution of the City Council expressing intent to confirm the Mayor's appointment of Linda Coburn as the City's Municipal Court Judge was passed at the December 16, 2014 City Council Meeting.

Narrative

The current Municipal Court Judge (the Honorable Judge Doug Fair) will be leaving Edmonds to serve in another elected Judge position in another jurisdiction at the beginning of January 2015. His last day at the City will be 1/11/15. The current term he is serving under started on 1/1/14 and will not end until 12/31/17.

The City sent out a Request For Qualifications (RFQ) for a Municipal Court Judge in November 2014 to fill the unexpired portion of the Municipal Court Judge term with the impending vacancy. There were five qualified candidates interviewed. The interview panel was comprised of retired judges and a member of the community (the Honorable Judge Joseph Thibodeau -retired Supreme Court Judge), the Honorable Judge Stephen J. Dwyer (Washington State Court of Appeals Judge) and Mark Ericks (Deputy Executive Director for Snohomish County and former Bothell Police Chief) with HR present as well.

Following the interview panel process, the interview panel recommended 3 candidates for a second interview with the Mayor.

After those interviews, the Mayor determined that Linda Coburn is the candidate that he intends to appoint to the Municipal Court Judge position, subject to the successful completion of a background check, reference check, credit history check and educational history check.

On December 16, 2014 this candidate was brought forward in order for Council to adopt a resolution of intent to confirm.

Ms. Coburn is an Edmonds resident who received her Juris Doctorate in Law (Cum Laude) from Seattle

University in 2005. She also has an MS in Journalism from Ohio University and BA in Communications from the University of Washington. She has an extensive background in law and has been a practicing attorney since 2005. Linda is currently a Public Defender with the Snohomish County Public Defender Association and has also served Pro-Tem Judge with the City of Edmonds. She is a member of the Washington State Bar Association, the Snohomish County Bar Association, the Washington Defender Association, the Washington Association of Criminal Defense Lawyers and the Asian Bar Association.

Following EMC 2.15.030, a Resolution was brought forward and adopted at the December 16, 2014 council meeting expressing the Council's intent to confirm the Mayor's appointment of Linda Coburn as the Municipal Court Judge.

Attachments

Coburn application

Res 1327

Form Review

Inbox	Reviewed By	Date
Human Resources	Scott Passey	01/09/2015 08:55 AM
City Clerk	Scott Passey	01/09/2015 08:56 AM
Mayor	Dave Earling	01/09/2015 09:50 AM
Finalize for Agenda	Scott Passey	01/09/2015 09:53 AM
Form Started By: Carolyn LaFave		Started On: 12/29/2014 02:10 PM
Final Approval Date: 01/09/2015		



Linda W.Y. Coburn

*Candidate for Edmonds
Municipal Court Judge*

Judges

Washington State Supreme Court:

The Hon. Charles W. Johnson
The Hon. Mary I. Yu

Washington State Court of Appeals:

The Hon. J. Robert Leach – Division One

Snohomish County Superior Court:

The Hon. George Bowden
The Hon. Anita Farris
The Hon. Mary Beth Dingley

The Hon. Ellen Fair
Commissioner Susan Gaer
The Hon. Millie Judge
The Hon. Linda Krese
The Hon. David Kurtz
The Hon. Eric Z. Lucas
The Hon. Richard T. Okrent
The Hon. Bruce Weiss
The Hon. Joseph P. Wilson
The Hon. Thomas Wynne

District/Municipal Court Judges:

The Hon. Roger Fisher – Everett District Court
The Hon. Beth Fraser – South District Court
The Hon. Michelle Gehlsen – Bothell Municipal Court
The Hon. Anne Harper – King County District Court,
West Division Presiding
The Hon. Anthony Howard – Everett District Court,
judge elect; current commissioner at Cascade
District Court
The Hon. C. Kimi Kondo – Seattle Municipal Court
Pro-Tem Judge Marcus Naylor – King County District
Court
Pro-Tem Judge Annette Messitt

Community Leaders/Contributors

Sara Bhagat – Attorney Administrator, Snohomish County
Office of Public Defense

Jennifer Cooper – Edmonds Community College, Adjunct
Professor in ABA Approved Paralegal Program

G. Douglas Ferguson – Past Member and Chair of Rules of
Professional Conduct Committee and past chair of
Disciplinary Board for the Washington State Bar
Association; past member and vice-chair of
Washington State Judicial Conduct Commission

Gary Haakensen – Executive Director of Snohomish
County, former Edmonds Mayor, former Edmonds
City Councilman

Laura Hall – former Edmonds Mayor

Harve H. Harrison – former Edmonds Mayor, former
Edmonds City Councilman

Herb & Joy Hamilton – long-time Edmonds music
instructors

Brett Herzer – former Pacific Little League Coach

William Jaquette – Director, Snohomish County Public Defender Association

David Ko – Past President of the Korean Bar Association

Kathleen Kyle – Assistant Director, Snohomish County Public Defender Association

Robby London – Emmy Award winner, former columnist for Kidscreen Magazine and Animation Magazine; former member of the Writers Guild of America, and the Academy of Television Arts and Sciences

Karen Miller – Former Snohomish County Council Member; Current Board Member, Snohomish County Public Defender Association

Carol K. Nelson – Named to U.S Banker magazine’s “25 Most Powerful Women and Women to Watch in Banking” across the nation for five consecutive years; Executive of the Year, Everett Chamber of Commerce and Snohomish County Business Journal; Women of Influence Award, Puget Sound Business Journal; Best in Industry and Founders’ awards, United Way of Snohomish County

Vickie K. Norris – President of the Board of the Snohomish County Public Defender Association, member of American College of Trial Lawyers, past member of Board of Governors for the Washington State Bar Association, former President of the Washington Chapter of the American Board of Trial Advocates

Jennifer Rancourt – President, Snohomish County Bar Association

Jeff Sakoi – Past President of Asian Bar Association of Washington

David Schaefer – Board member of the Edmonds Center for the Arts, Edmonds Chamber of Commerce and Edmonds Citizens for Schools

William Steffener – Past President, Snohomish County Bar Association

Julie Stroncek – Edmonds School District Athletic Director

Alex Tizon – Pulitzer Prize Winning Author and journalism professor

Paul Thompson – Supervisor, Snohomish County Public Defender Association

Janette Turner – Edmonds Writer

Mac Van Hosen – referee, Snohomish County Board of Volleyball Officials

Law Enforcement

Ken Anstett – 24 ½ years

Doug Compton – 22 ½ years

Alonza Downing – 18 years

Alexis Hayes – 25 years, retired Omaha Chief of Police

Stuart Nicholas – 22 years

Det. Danny Rabelos -- over 15 years

Shelle Singer – 15 years

Randall Williams – 12 years

Court Certified Interpreters

Maria Dopps

Iratxe Cardwell

Eduardo Zaldibar

Attorneys

Andrew Alsdorf

Jeremy Bartels

Jennifer Bartlett
Jesse Blaisdell
Kelly Canary
Annika Carlsten
Bridget Casey
Van Chu
Derek Conom
Jenna Crough
Mark Cunningham
Haley DeBell
Rachel Forde
Emily Fountain
Rachelle Francis
Kathryn Fraser
Neal Friedman
Moses Garcia
Tim Geraghty
Anna Goykhman
Robert Grant
Lorne Grier
Emily Hancock
Sonja Hardenbrook
Craig Hay
Demetri Heliotis
Bob Hendrix

Emily Hiskes
Amy Kaestner
Patrick Keefe
Jeff Kradel
James Lobsenz
Cassandra Lopez de
Arriaga
Caroline Mann
Jonathan Mark
Laura Martin
Rachel Mathisen
Maureen McKeeman
Jennifer McIntyre
Tiffany Mecca
Fred Moll
Martin Mooney
Elizabeth Mustin
Robert O'Neal
Amalachi Okoro
Peter Palubicki
Gurjit Pandher
Braden Pence
Sheri Pewitt
Whitney Rivera
Christine Sanders

Jason Schwarz
Jon Scott
Christopher Sedgewick
Sarah Silbovitz
Jennifer Symms

Natalie Tarantino
Cassie Trueblood
Whitney Rivera
Donald Wackerman
Jason Weiss

**City of Edmonds
MUNICIPAL COURT
JUDICIAL EVALUATION QUESTIONNAIRE**

Adopted from the Washington State Governor's Office Uniform Judicial Evaluation Questionnaire

Personal Information

1. Coburn Linda Wang-Yi 36902
Last Name First Name Middle Name WSBA Bar Number

2. Business Address: Snohomish County Public Defender Association
Business Name
2722 Colby Avenue, Suite 200
Street or P.O. Box
Everett WA 98201
City State Zip
Business Phone No. 425-339-6300 x205
After-hours/direct dial: [REDACTED]
Work e-mail address: lcoburn@snocopda.org

3. Home Address: [REDACTED]
Street or P.O. Box
[REDACTED] [REDACTED]
City State Zip
Home Phone No. [REDACTED]
Mobile Phone No.: [REDACTED]
Home e-mail address: [REDACTED]

4. City/State/Place of Birth: [REDACTED]

Prior Evaluation/Application History

5. Please state the date of all other judicial evaluations you sought, bar polls you participated in, and appointment applications you submitted. Please specify whether you sought appointment or election for each, from whom the evaluation was sought, the position sought, and the outcome.

This is the first time I have sought a judicial seat. I have not previously sought judicial evaluations.

Professional History

6. Year admitted to practice law in Washington: 2005

7. Employment History (starting with the most current):

a. Start Date: 2006-2007; 2009 - * End Date: present
Organization: Snohomish County Public Defender Association
Address: 2722 Colby Avenue, Suite 200, Everett, WA 98201-3527

Judicial Evaluation Questionnaire
City of Edmonds Municipal Court

Phone No.: 425-339-6300 x 205
Position/Title: Attorney - felony unit
Supervisor: Kathleen Kyle; Bill Jaquette
Nature of Practice (including frequency of court appearances):

I have appeared in court on average 3-5 times a week while managing a full case load (150 cases per year in felonies; 450 cases per year in misdemeanors). In addition to handling pleas, motions and trials, I have covered a variety of calendars (arraignments, probation violations, probable cause hearings, reviews, fugitive matters, first appearances). I often took on supervisory/training responsibilities of Rule 9 interns. *I left the office to clerk at the Court of Appeals with the intent/plan to return to this office.

b. Start Date: June 2014 End Date: current
Organization: Edmonds Municipal Court
Address: 250 5th Ave. N., Edmonds, WA 98020
Phone No.: 425-771-0210
Position/Title: Pro Tem Judge
Supervisor: contact person: Joan Ferebee

Nature of Practice (including frequency of court appearances):
My full time job representing clients and appearing in court regularly limits my availability to pro tem. However, the times that I have had the privilege to preside in Edmonds Municipal Court allowed me to preside over a variety of calendars (warrant returns, arraignments, reviews, readiness, mitigation hearings, contested hearings, pleas and sentencings).
Reason for leaving: N/A

c. Start Date: Fall 2008 End Date: current
Organization: Snohomish County Board of Volleyball Officials
Address: [REDACTED]
Phone No.: [REDACTED]
Position/Title: Certified Referee
Supervisor: Dan Taylor - assigner

Nature of Practice (including frequency of court appearances):
Referee high school volleyball matches in Snohomish County
Reason for leaving: N/A

d. Start Date: fall 2007 End Date: fall 2008
Organization: Washington State Court of Appeals, Division I
Address: One Union Square, 600 University St., Seattle, WA 98101-1176
Phone No.: 206-464-7658
Position/Title: law clerk
Supervisor: The Hon. Stephen J. Dwyer

Nature of Practice (including frequency of court appearances):
Conducted legal research. Fact-checked submitted briefs with discovery. Wrote advisory opinions for deciding panel of judges. Drafted court rulings/opinions (both published and non-published). Performed bailiff duties as needed during oral argument hearings.
Reason for leaving: Position was designated as a one-year slot.

Judicial Evaluation Questionnaire
City of Edmonds Municipal Court

e. Start Date: January 2006 End Date: April 2006
Organization: Snohomish County Superior Court
Address: 3000 Rockefeller Ave., Everett, WA 98201
Phone No.: 425-388-3466
Position/Title: law clerk/bailiff
Supervisor: The Hon. George N. Bowden

Nature of Practice (including frequency of court appearances):

Conducted legal research. Wrote advisory memos on civil motions/issues before the court.
Scheduled hearings. Managed jurors. Managed Drug Court files.

Reason for leaving:

Judge Bowden obtained my resume and asked me to interview for this position. I disclosed that I was hoping to get hired at the Public Defenders and could not accept the job offer if it meant having to commit to the position for a year or more. Judge Bowden was gracious enough to offer me the job and allow me to continue to pursue a position with the public defenders. I was fortunate enough to experience both a civil and criminal rotation with Judge Bowden before getting hired at the Public Defenders in April of 2006.

f. Start Date: Fall 2005 End Date: Fall 2005
Organization: Seattle University School of Law
Address: 1215 E. Columbia St., Seattle, WA 98122
Phone No.: 206-398-4000
Position/Title: adjunct faculty
Supervisor: Professor Laurel Oates (I think?)

Nature of Practice (including frequency of court appearances):

I coached one of the school's appellate mock trial team through regionals and nationals. The team won regionals and placed second at nationals. They also won best brief at Nationals.

Reason for leaving: temporary position

g. Start Date: Spring 2005 End Date: Spring 2005
Organization: Ronald A. Peterson Law Clinic, Seattle University School of Law
Address: 1215 E. Columbia, Seattle, WA 98122-4340
Phone No.: 206-398-4130
Position/Title: Rule 9 Intern
Supervisor: Prof. Paul Holland (now Associate Dean of Academic Affairs)

Nature of Practice (including frequency of court appearances):

Provided legal advice to client who could have faced criminal charges; advocated for another client in relation to potential civil action on her access to education.

Reason for leaving: clinic was a program through the law school where students could earn credit; I completed the class and graduated.

Please continue, if necessary, on a separate piece of paper in the above format as needed.

Judicial Evaluation Questionnaire
City of Edmonds Municipal Court

h. Start Date: Summer 2004 End Date: summer 2004
Organization: Northwest Defenders Association
Address: 1109 1st Ave. #300, Seattle, WA 98101
Phone No.: 206-674-4700
Position/Title: Rule 9 Intern
Supervisor: Justin F. Wolfe/Marcus Naylor
Nature of Practice (including frequency of court appearances):
regularly appeared in Seattle Municipal Court (readiness calendar,
trial call, trials, review hearings)

Reason for leaving: temporary position - summer internship

i. Start Date: summer 2003 End Date: summer 2003
Organization: TeamChild
Address: [REDACTED]
Phone No.: [REDACTED]
Position/Title: legal intern
Supervisor: Hillary Behrman/Anne Lee
Nature of Practice (including frequency of court appearances):
conducted legal research for attorneys; observed administrative hearings

Reason for leaving: temporary - summer internship

j. Start Date: 1989 End Date: 2002
Organization: The Seattle Times Co
Address: 1000 Denny Way, Seattle, WA 98109
Phone No.: 206-464-2111
Position/Title: reporter, editor, manager (Seattle Times Publications, Inc.), Co-director (UNW)
Supervisor: Carole Carmichael, Cyndi Nash, Jerry Large, Arlene Bryant, John de Leon, Lee Moriwaki
Nature of Practice (including frequency of court appearances):
reporter (sports, local government, k-12 education); editor (local news for Sunday paper: real estate; home &
garden); manager (Seattle Times Publications, Inc. included a national-award-winning teen monthly, mirror);
co-director of the Urban Newspaper Workshop for minority high school students

Reason for leaving: left to attend law school

k. Start Date: Summer 1988 End Date: Summer1988
Organization: Reston Regional Library
Address: 11925 Bowman Towne Dr., Reston, VA 20190
Phone No.: 703-689-2700
Position/Title: library staff
Supervisor: can't remember her name
Nature of Practice: customer service (checked materials in and out); restacked library books; repaired books

l. Start Date: Summer 1988 end Date: Summer 1988
Organization: United State Marine Corps
Address: 1555 S. Southgate Rd., Arlington, VA 22214
Phone: 703-545-6700
Position/Title: summer intern
Supervisor: Lt. Col. John M. Shotwel; Nature of Practice: worked on Marines magazine (design/layout/reporter)

Judicial Evaluation Questionnaire
City of Edmonds Municipal Court

8. Please list all other courts and jurisdictions in which you have been admitted to practice law and the dates of admission. Please provide the same information for administrative bodies having special admission requirements.

All State and municipal courts in the State of Washington.

9. Please list all bar associations and professional societies of which you are a member and give the titles and dates of any offices that you have held in such groups.

Washington State Bar Association Washington Association of Criminal Defense Lawyers
Snohomish County Bar Association Washington Defender Association
Asian Bar Association of Washington Snohomish County Board of Volleyball Officials

10. Are you in good standing in every bar association of which you are a member? Yes/No. If you answered "no", please explain.

Yes

11. If you have ever been a judge, please identify any court committees on which you have served or administrative positions you have held. Please state the dates of service for each.

Pro Tem Judge - Edmonds Municipal Court - 2014 -

(Mock Judge for several appellate argument competitions; legal writing classes)

Judicial Evaluation Questionnaire
 City of Edmonds Municipal Court

12. Please list up to five of your most significant professional accomplishments. (If applicable, please provide the case and court name and the citation if a case was reported and copy of the opinion.)
 1) I worked my way from being an intern at The Seattle Times to becoming a manager and an editor, responsible for content, staff, operations and budget. 2) As manager of a subsidiary of The Seattle Times Co., I also was managing editor of an independent teen monthly that won several national awards. 3) Adapting my journalism skills into a successful second career as an attorney while still serving the public. 4) Each time I ensure that my indigent clients are not forgotten and are treated fairly in the criminal justice system is an accomplishment. 5) Finding success while dedicating my life to public service.
13. Please summarize up to four of the most significant matters that you participated in as an advocate. Please include the dates of your participation and the reason each was significant to you. Please provide the citation if a case was reported. If you have been a judge, please include some cases that have been tried before you.
 1) As second chair on a case where my client faced two counts of Murder in the First Degree, I successfully worked with lead counsel to persuade the court to sever the counts for trial. 2) I directed a thorough investigation that allowed me to persuade the supervisor of the special assault unit to dismiss a charge of Assault of a Child III. 3) Despite having a defendant who had significant criminal history and allegations that involved a substantial amount of controlled substances, I successfully persuaded the court to recognize that the search and arrest of my client violated his constitutional rights. 4) After convincing the State to reduce a felony charge down to a gross misdemeanor, I conducted a 3-day restitution hearing complete with multiple witness testimony and successfully persuaded the court to reject the victim's claim of more than \$30,000 of restitution and reward her what was appropriate under the law - nothing.

Educational Background

14. Please list all undergraduate and graduate (non-law school) colleges and universities attended, years of attendance, degree awarded and reason for leaving if no degree was awarded.

<u>Ohio University</u>	<u>1986 - 1988</u>	<u>M.S. Journalism</u>
College/University	Dates of Attendance	Degree
<u>University of Washington</u>	<u>1982 - 1986</u>	<u>B.A. Communications</u>
College/University	Dates of Attendance	Degree
<u>Radcliffe Publishing Procedures Course, Harvard University - summer 1986</u>		

15. Please list all law schools attended, years of attendance, degree awarded and reason for leaving if no degree was awarded.

<u>Seattle University</u>	<u>2002 - 2005</u>	<u>J.D.</u>
Law School	Dates of Attendance	Degree
<u>Law School</u>	<u> </u>	<u> </u>
Law School	Dates of Attendance	Degree

Judicial Evaluation Questionnaire
 City of Edmonds Municipal Court

Professional Experience

16. Please summarize, briefly, the general nature of your current law practice.
 As a member of the felony unit, I managed 150 cases a year while still recognizing substantive issues, writing motions and trying cases. I also invested the work and time necessary to present mitigating factors that would support a sentence below the standard range. I am currently in charge of all in-custody expedited clients. Meet with clients in the jail daily, review discovery, convey expedited offers to clients, advise clients of their options, negotiate with the prosecutor's office on behalf of clients.
17. If you are in a practice, please describe your typical clients and any areas of special emphasis within your practice.
 As a public defender, I represent the indigent. In addition to the challenges that come with being poor, many of my clients also suffer from mental health issues and developmental issues, lack of quality education, and very little support from family or friends. I deal on a daily basis clients who face the challenges of alcoholism and substance abuse. Many, if not most, of my clients are homeless with little access to services. Through the assistance of a social worker in our office, I often try to help clients find the way to services and programs that could benefit clients in the resolution of their criminal matter.
18. If your present law practice is different from any previous practice, please describe the earlier practice, including the nature of your typical clients and any area of special emphasis within your practice.

N/A

19. Within the last five years, did you appear in trial court:
 Regularly Occasionally Infrequently
20. Within the last five years, did you prepare appellate briefs and appear before appellate courts:
 Regularly Occasionally Infrequently
21. Within the last five years, how often did you appear in the court for which you are applying:
 Regularly Occasionally Infrequently

22. Career Experience

(a) What percentage of your appearances in the last five years was in:

(1) Federal appellate courts	_____	%
(2) Federal trial courts	_____	%
(3) State appellate courts	_____	%
(4) State trial courts	90	%
(5) Municipal courts	_____	%
(6) District courts	10	%
(7) Administrative tribunals	_____	%
(8) Tribal courts	_____	%
(9) Other	_____	%
TOTAL	100	%

Judicial Evaluation Questionnaire
City of Edmonds Municipal Court

(b) What percentage of your practice in the last five years was:

(1)	Civil litigation (excl. family law)	_____	%
(2)	Criminal litigation	100	%
(3)	Family law litigation	_____	%
(4)	Non-litigation	_____	%
	TOTAL	100%	

(c) What percentage of your trials in the last five years were:

(1)	Jury trials	100	%
(2)	Non-jury trials	_____	%
	TOTAL	100%	

(d) Briefly describe no more than five significant litigation matters that you directly handled as the sole counsel. For each, please provide the name and telephone number of opposing counsel, the name of the judge or other judicial officer, and the citation (if applicable).

Matter	Description	Opposing Counsel	Judge
Sanjurjo-Bloom, Kristopher	Trial (multiple counts)	Randy Yates, 425-388-3333	Bruce J. Weiss
Peter Barton	Negotiated Plea	Kathy Jo Blake, 425-388-3333	Joseph P. Wilson
Gilbert Campbell	Trial	Robert Grant, 425-338-3333	Thomas J. Wynne
Robert Millard	Trial	Robert Grant/Scott Halloran, 425-338-3333	Millie M. Judge
Todd Norris	Restitution Hearing	Randy Yates, 425-388-3333	David A. Kurtz

Judicial Evaluation Questionnaire
City of Edmonds Municipal Court

23. Please briefly describe any legal non-litigation experience that you feel enhances your qualifications to serve as a judge.

Having the privilege to clerk for the Honorable Stephen J. Dwyer at the Court of Appeals was an invaluable experience. It allowed me to study the application of the law in both civil and criminal cases from the position of a neutral third party. What better way to learn both what to do and not to do as a trial judge than to examine cases on appeal. A judge's ability to make correct rulings plays a vital role in avoiding appeals that are costly for all parties, including the possibility of an expensive retrial. My experience at the Court of Appeals definitely enhances my qualifications to serve as a judge.

24. If you are now an officer or director of any business organization or otherwise engaged in the management of any business enterprises, please provide the following: the name of the enterprise, the nature of the business, the title of your position, the nature of your duties, and the term of your service. If you are appointed and do not intend to resign such position(s), please state this below along with your reasons for not resigning.

N/A

25. Please list all chairmanships of major committees in bar associations and professional societies and memberships on any committees that you have held and believe to be of particular significance.

N/A

Judicial Interest and Experience

26. In 50 words or less, please describe why you should be appointed/elected and are seeking a judicial position. I have demonstrated my dedication to public service. I welcome the role of being a neutral decision-maker, a role I have filled in other aspects of my life. I sincerely love the City of Edmonds. It is my home. I have raised my family here. I care about the quality of my local court. What better way to ensure that my court is the best it can be than by stepping up to that challenge myself. Having practiced law on a daily basis for many years in multiple courts has given me insight as to good and bad court management. I bring years of practical experience from the trenches in district and superior courts, as well as insights from my time at the Court of Appeals. My maturity and life experience in a career outside of law gives me perspective. I come with trained and developed skills as a manager of people and budgets. I am ready to serve.

27. In 50 words or less, please describe your judicial philosophy.

Judicial rulings affect people's lives in many ways. Decisions should be made with compassion, but also be clear, firm and practical. Never be afraid to take the time to get it right. Be prepared. Recognize that everyone has a right to be heard and respected. Ensure everyone has access to justice. It is up to the judge to maintain order in the courtroom and ensure decorum. Understand the role of the judicial branch and how it intersects with the executive and legislative branches of government. Hold people accountable for their actions. Remember that while the hustle and bustle of court may be repetitive and routine for those who work in it every day, for others, it may be the one and only time their life intersects with the wheels of justice.

Judicial Evaluation Questionnaire
City of Edmonds Municipal Court

28. Have you ever held a judicial office or have you ever been a candidate for such office?
Yes/No. If you answered "yes", please provide details, including the courts involved, whether elected or appointed, and the periods of your service.

No.

29. Have you ever held public office other than a judicial office, or have you ever been a candidate for such an office? Yes/No. If you answered "yes", please provide details, including the offices involved, whether elected or appointed, and the length of your service.

No

30. Please briefly identify all of your experience as a neutral decision-maker (e.g. judge (permanent or pro tem) in any jurisdiction, administrative law judge, arbitrator, hearing officer, etc.). Give courts, approximate dates, and attorneys who appeared before you.

As a judge pro tem in Edmonds Municipal Court in 2014 (6/16; 7/31; 10/29), While my full-time job has limited my availability to pro tem, I have managed to preside over a variety of calendars including reviews, arraignments, readiness, contested hearings and mitigation hearings. I have had to consider bail requests, requests for no contact orders, and requests for an alternative sentencing. I have taken pleas and imposed sentences. I was prepared to hear a civil abatement hearing. However, after the City made an offer of proof that the appellant had been personally served with the notice to abate, the parties' agreed to continue the motion to give the appellant more time to prepare. Attorneys who appeared before me include: Rachel Hunter, Patrick Feldman, Mark Garka, John Rongerude, Marke Schnackenberg, Gregory Schwesinger.
I have had more than 25 years experience as a neutral decision-maker in a non-law capacity (referee).

Community and Civic Activities

31. Please list your community and civic activities, including dates and leadership roles held, over the last 10 years.

Referee, Snohomish County Board of Volleyball Officials (2008 - present)

Umpire, Pacific Little League (2002-2008?)

Umpire, Northwest Baseball Umpires Association (2007-2008)

Manager of Adult Women's Volleyball team, Vintage (2009 - present)

Volunteer volleyball coach Madrona K-8 School (2004, 2005)

Parent volunteer Space Needle Volleyball Club (2007, 2008)

Parent volunteer Cascade Volleyball Club (2006)

Women's volleyball league organizer, Architects and Engineers Volleyball League (2009 ?)

Classroom volunteer, Madrona K-8 school (1998 - 2002)

Volunteer judge, Seattle University Law School (2006 - present)

Volunteer judge, YMCA Mock Trial (2012, 2013, 2014)

Volunteer team referee, United States Volleyball Association, Master's Volleyball Tournaments (1982 -

Judicial Evaluation Questionnaire
City of Edmonds Municipal Court

Discipline and Disputes

32. Have you ever been held, arrested, charged or convicted by federal, state, or other law enforcement authorities for violation of any federal law, state law, county or municipal law, regulation or ordinance? Yes/No. If you answered "yes", please provide details. (Do not include traffic violations for which a fine of \$150.00 or less was imposed.) Please feel free to provide your view of how it bears on your present fitness for judicial office.

No.

33. Has a client ever made a claim or suit against you for malpractice? Yes/No. If you answered "yes", please provide details and the current status of the claim and/or suit.

No.

34. Please describe your direct experience, if any, with domestic violence and sexual harassment. My mother was a victim of domestic violence in a situation where the defendant made harassing phone calls and sent harassing/embarrassing mail to out of state family members, including myself. I have been the victim of sexual harassment from clients I have been appointed to represent. I have represented many clients who have either been accused of domestic violence or been a victim of domestic violence. This experience helped me develop client management skills which can carry over to courtroom management skills.

35. Have you been a party in interest, witness, or consultant in any legal proceeding? Yes/No. If you answered "yes", please provide details. Do not list proceedings in which you were merely a guardian ad litem or stakeholder.

Yes. 1) I was a victim/witness many years ago when I was volunteering to teach a writing program to middle school students through a program called Coyote Junior High. During one of our weekend classes in the Central District in Seattle, a man who appeared under the influence barged into our building, screamed at my students and refused to let them get up from their seats. Police were called and the person was prosecuted. 2) I testified in a district court trial to impeach a witness; 3) I testified in superior court in a hearing related to Dept. of Corrections.

36. Have you ever been the subject of a complaint to any bar association, disciplinary committee, court, administrative agency or other professional group? Yes/No. If you answered "yes", please provide details.

Yes. I had a client who filed a complaint with the Washington State Bar Association complaining that I may not be able to represent him because he was a member of a White supremacist organization and I was Asian. The complaint was dismissed.

37. Have you ever been disciplined or cited for breach of ethics or unprofessional conduct?

Yes/No. If you answered "yes", please provide details.

No.

Judicial Evaluation Questionnaire
City of Edmonds Municipal Court

38. If you have served as a judge, commissioner, or in any judicial capacity, has a complaint for misconduct in that capacity ever been made against you? Yes/No. If you answered "yes", please provide details.

No.

Miscellaneous

39. Are you aware of anything that may affect your ability to perform the duties of a judge? Yes/No. If you answered "yes", please provide details.

No.

40. Have you published any books or articles in the field of law? If so, please list them, giving the citations and dates. Also, please give the dates and forums of any Continuing Legal Education presentations that you have made.

As a member of Law Review at Seattle University, I was special editor of the Search & Seizure Survey Update in 2005. Thus, I was in charge of a staff assigned to research and put together the survey under the guidance of Washington State Supreme Court Justice Charles Johnson. I have presented in-house CLEs on the subject of search and seizure at the Snohomish County Public Defender Association.

41. Please list any honors, prizes, awards or other forms of recognition that you have received and whether they were professional or civic in nature.

Order of th Barristers (2005); Seattle University School of Law Barrister Award (2005), Outstanding Speaker Award (2004 Texas Young Lawyers Assoc. National Mock Trial Competition- Regionals), Regional Finalist (2005 ABA National Appellate Advocacy Competition), Outstanding Staff Member of the Year (2005 Seattle University Law Review), CALI Awards (top marks in five different law school classes). Several professional journalism awards both as a reporter and as an editor.

42. Are you aware of anything in your background or any event you anticipate in the future that might be considered to conflict with the Code of Judicial Conduct? Yes/No. If you answered "yes", please explain.

No.

43. Please provide a writing sample of your work (between five and 10 pages long), written and edited solely by you, within the last four years. (see attached)

Diversity in the Legal Profession

44. Please briefly describe your understanding of the issue of “diversity within the legal profession.”

It has been 14 years since the Washington State Supreme Court created the Washington State Minority and Justice Commission. Our Supreme Court has acknowledged that there is a continuing need to identify and to eradicate the effects of racial, ethnic, and cultural bias in our state court system. The more diverse the legal profession is, the greater the connection will be between those in the legal profession and the people they serve. Judges need to be cognizant of how the court is providing access to justice to the population it serves. Judges should strive to have a diverse staff and the ability to have interpreters available and/or translated key documents, such as the explanation of constitutional rights form. Bias can be conscious or unconscious. Just recognizing that fact is an important step in creating a court system that strives to be bias free.

References

It is useful for evaluators to speak with attorneys and non-attorneys who are familiar with you. One or more participants in the evaluation process may contact each of your references. All telephone numbers should be current and legible. If a reference is unreachable, your rating/evaluation may be delayed. **Please use a separate piece of paper for each list.** You may contact references in advance if you so desire. Individuals not listed by you as a reference may be contacted to obtain information about you.

- 45. If you have been in practice within the past 15 years, list the names and phone numbers of five opposing counsels who know you best, including at least three opposing counsels on cases that went to trial.
- 46. If you have been a judge or otherwise have served as a neutral decision-maker within the past 15 years, please list the names and phone numbers of the last five attorneys who have appeared before you.
- 47. List the names and phone numbers of up to four non-attorney references whose opinions or observations – particularly with respect to your commitment to improving access to the judicial system for indigent populations, people of color, and disenfranchised communities – would assist in the consideration of your application.
- 48. List the names and phone numbers of four additional attorneys familiar with your professional qualifications, skills, experience or attributes.

Certification

49. By signing below, I declare under penalty of perjury under the laws of the State of Washington that the information provided by me in responding to this questionnaire is true and correct to the best of my knowledge.

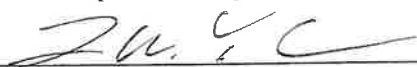
Date: 11/5/14 Signature: J.W.C. #36902

RELEASE OF INFORMATION

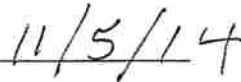
I hereby give the City of Edmonds the right to investigate my past employment, education and activities. I release from all liability all persons, companies and corporations who supply such information. I understand that any omission of facts, misrepresentation of statements or implications I might make in this application or in any other required documents shall be considered sufficient cause to deny appointment.

I also understand that nothing contained in this application or in the granting of an interview is intended to imply an appointment by the City of Edmonds. I have received no promises regarding appointment and I understand that no such promise or guarantee is binding on the City of Edmonds unless made in writing.

Signature



Date



AUTHORIZATION FOR RELEASE OF
CONFIDENTIAL INFORMATION AND RECORDS

Date: November 5, 2014


To: Washington State Bar Association
1325 Fourth Ave., Ste. 600
Seattle, WA 98101-2539

Re: Application for Appointment to Edmonds Municipal Court

I, by this release or a photocopy or facsimile transmission thereof, authorize and request you to provide to the City of Edmonds, any and all information and/or records pertaining to disciplinary investigations and/or actions.

This document authorizes any representative of the Washington State Bar Association to discuss otherwise confidential information with the above-mentioned City of Edmonds representatives and to provide them with any files, documents, tapes, or other items generated or obtained by them, about or on behalf of the person named above. In consideration of such disclosure, I hereby release you (in your individual and/or institutional capacity) from any and all liability arising from the disclosure of otherwise confidential information.

You are specifically authorized to photocopy these records and to release copies to the above mentioned counsel or their representatives.

Signed:  WSBA #36902

Dated: November 5, 2014

DOB: July 29, 1964

City of Edmonds
MUNICIPAL COURT
JUDICIAL EVALUATION QUESTIONNAIRE

Writing Sample

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STATE OF WASHINGTON
SNOHOMISH COUNTY SUPERIOR COURT

STATE OF WASHINGTON,
Plaintiff,
vs.
[REDACTED]
Defendant.

No. 11-1-01650-6
DEFENDANT'S 3.6
MOTION TO SUPPRESS & DISMISS

I. MOTION

Comes now the defendant, by and through his attorney, Linda W.Y. Coburn, of the Snohomish County Public Defender Association, and moves for the suppression of all evidence acquired after the unlawful search of [REDACTED]'s vehicle, and dismiss the charge of possession of a controlled substance. This motion is based on Article I, Section 7, of the Washington State Constitution, CrR 3.6 and *State v. Knapstad*, 107 Wn.2d 346 (1982).

Dated this ____ day of May, 2012.

LINDA W.Y. COBURN, WSBA# 36902
Attorney for the Defendant

1
2 **II. AFFIDAVIT OF COUNSEL/STATEMENT OF THE FACTS**
3

4 **A. Initial Report**

5 On June 6, 2011, Snohomish County Public Utility District (PUD) employees monitoring
6 security cameras called police to report that someone was attempting to steal a small utility
7 trailer by the main gate of Culmback Dam, 41300 block of Forest Service Road 6120. The
8 suspect was described as wearing a black jacket, blue jeans, and helmet on a motorcycle. The
9 suspect left after removing the trailer to outside the gate. About 17 minutes later, the suspect
10 returned with another person wearing a tan jacket and jeans. The suspects, on one motorcycle,
11 then left with the trailer in tow.
12

13 **B. Police Contact**

14 Snohomish County Sheriff's Deputy Hager arrived first and saw two people matching the
15 description of the suspects on a motorcycle heading eastbound. Deputy Ross was about 200
16 yards behind Deputy Hager in a separate patrol vehicle. Deputy Hager activated his overhead
17 lights and stopped in front of the motorcycle, trying to cut off its route. The motorcycle, driven
18 by Ryan E. Coleman with Mr. [REDACTED] sitting behind, stopped. As Deputy Hager started to
19 exit his vehicle, Coleman drove past the deputy. Deputy Ross also activated his overhead
20 lights and tried to stop the motorcycle as well by blocking the roadway. The motorcycle
21 stopped. Deputy Ross exited his vehicle and Coleman tried to drive his motorcycle past Deputy
22 Ross, who ended up kicking the motorcycle over as it was going by. Deputy Hager arrested
23 Coleman and found in a search incident to arrest, a glass pipe and a small baggie containing a
24 white crystal like substance that the deputy recognized to be methamphetamine. Deputy Ross
25 arrested Mr. [REDACTED]. He did not possess any contraband.
26

1 PUD employees arrived to assist in locating the trailer. After not being able to locate the
2 trailer, Deputy Hager asked Coleman where the trailer was. Coleman lead Deputy Hager to the
3 area where Coleman left the trailer, off the road under some brush.

4 **C. Police previous familiarity with [REDACTED]**

5 Deputy Hager was familiar with Mr. [REDACTED] before this incident and describes Mr.
6 [REDACTED]' nickname as "Window Bob." Despite the fact Mr. [REDACTED] has no criminal history,
7 Deputy Hager has heard from several people that Mr. [REDACTED] is referred to as Window Bob
8 either because he sells methamphetamines or repairs windows. Deputy Hager has never
9 personally observed Mr. [REDACTED] sell drugs. Deputy Hager said he has had "quite a bit"
10 previous contacts with Coleman and has arrested him before.
11

12 Deputy Teigen also was previously familiar with Mr. [REDACTED]. He had noticed several
13 people with known drug activity come and going from Mr. [REDACTED]' home in Sultan. He had
14 previously asked Mr. [REDACTED] about the activity and the officer's concerns. Deputy Teigen
15 said Mr. [REDACTED] explained that he has a lot of friends and some of them are into drug activity,
16 but not him. They were just friends visiting him at his house.
17

18 Deputy Ross also was previously familiar with Mr. [REDACTED] and Coleman. Deputy Ross
19 had arrested Coleman in the past. He knew of Mr. [REDACTED] as "Window Bob" and "assumes"
20 it was for dealing dope out of his window, though Deputy Ross never personally observed Mr.
21 [REDACTED] dealing drugs.
22

23 Sergeant Vander Wel was previously familiar with Mr. [REDACTED]' name and Mr. Coleman's
24 names. She described Mr. Coleman has having a history of eluding police vehicles on that
25 motorcycle and that Mr. [REDACTED]' house was a house of suspicion for drug activity.
26

1 **D. Durango SUV**

2 **a. Request to search**

3 Deputy Teigen arrived at the scene after the suspects were in custody. After reading Mr.
4 ██████████ his constitutional rights, Deputy Teigen asked Mr. ██████████ about the trailer. Mr.
5 ██████████ explained that he had driven his own vehicle to Spada Lake to go rock hunting with
6 Coleman who was traveling about 30 minutes ahead of him on his motorcycle. When Mr.
7 ██████████ came to a “Y” in the road he was not sure which way Coleman went so he waited.
8 Coleman road up form Forest Service Road 6120 and told Mr. ██████████ to follow him back up
9 that road. Before reaching the dam, Coleman told ██████████ to park his vehicle and ride on the
10 back of Coleman’s motorcycle down to the lake. The two then drove toward the closed gate.
11 Mr. ██████████ told Deputy Teigen that he never entered the gated area, which is supported from
12 the security video footage. When they arrived, the trailer was already outside the gate.
13

14 Deputy Teigen then asked Mr. ██████████ if there were any illegal drugs or items in his
15 vehicle and if he would allow police to search it. Mr. ██████████ said he did not want his vehicle
16 searched.
17

18 **b. Location of the Durango**

19 When Deputy Ross was responding to the initial call, he observed a white Dodge Durango
20 parked on the side of the road with a “mini-bike” on a carrier on the back. Deputy Ross ran the
21 plates and the vehicle returned registered to Mr. ██████████. This was about a half a mile aware
22 from the gate to the dam and before Deputy Ross encountered the suspects. Deputy Ross
23 described the vehicle as parked in one of the places along the dirt road that is extra wide with
24 the Durango parked at the side, not blocking the roadway. There was no signage prohibiting
25 parking at this location.
26

1 Deputy Hager also stated that the Durango was parked on the side of the road and not
2 blocking the roadway. He described the vehicle located at a “pull-off” spot.

3 Deputy Teigen stated the Durango was “parked on the side of the gravel road to where you
4 could drive by it easily.” Deputy Teigen also stated he believed it was legal to park there as
5 long as the vehicle was not blocking the roadway.

6
7 Sgt. Vander Wel stated that the forest service road where the Durango was parked is a
8 publically accessible road. Sgt. Vender Wel stated the Durango was not blocking the roadway
9 and was parked to the side.

10 **c. Decision to search**

11 After interviewing all the officers, it is not altogether clear who requested the search of the
12 vehicle and why. Though Deputy Teigen asked Mr. [REDACTED] if he would allow police to
13 search his vehicle, he never asked Mr. [REDACTED] if there was someone else who could come to
14 pick up the vehicle. In fact, no officer asked Mr. [REDACTED] if someone could pick up the
15 vehicle. Police did not attempt to explore any alternatives other than impounding the vehicle.

16
17 After realizing Mr. [REDACTED] would not consent to a search of his vehicle, Deputy Teigen
18 and Sgt. Vander Wel met with PUD employees at the gate to investigate further and try to find
19 the trailer. They were unsuccessful, until Coleman lead Deputy Hager to where he left the
20 trailer. After the trailer had been located, Sgt. Vander Wel conducted an inventory search of
21 Mr. [REDACTED]’ vehicle.

22 While Sgt. Vander Wel conducted the search of the vehicle, the “TOW/IMPOUND AND
23 INVENTORY RECORD” form was partially completed by her and partially completed by
24 Deputy Hager, who signed the form. The following is from a recorded defense interview with
25 Sgt. Vander Wel:
26

1 Q: Did you develop the belief that this vehicle was associated somehow with one
2 of the two suspects or both of them?

3 A: I did not develop anything. Somebody had. They were either going to
4 start the impound or they started the impound, but they had one in
5 custody and so it was such a long drive to Everett that I took over from
6 there.

7 Q: Do you know who it was that wanted the vehicle impounded?

8 A: I sure don't recall that.

9 Q: And do you know why they wanted the vehicle impounded?

10 A: I don't recall.

11 * * *

12 Q: Absent any involvement with the other criminal activity that took place, was
13 there any other reason to impound the vehicle that you were aware of?

14 A: I was not made aware of any reason why to impound it. I didn't ask.
15 That was something that the investigating officer said it needed to be
16 done.

17 Deputy Hager's responses during a recorded defense interview:

18 Q: It was Sgt Vander Wel who conducted the search?

19 A: yes.

20 Q: Do you know who instructed her to do that?

21 A: I think that's part of the county's thing we do to make sure stuff
22 doesn't get stolen if there is a lot of inventory property in there.

23 Q: Did you instruct her to do it or is it something that just would be done.

24 A: It's something that just would be done maybe.

25 Q: But as far as specific instructions, do you remember giving any specific
26 instructions to Sgt. Vander Wel at all?

A: I don't believe so.

Q: When you are on duty, she is your supervisor, correct?

A: Yes. I think I asked her if she could get the impound forms done or
something like that. But um no.

Deputy Ross' responses during a recorded defense interview:

1 Q: So the decision was made to impound the Durango by whom?

2 A: Either Deputy Hager or Sgt. Vander Wel.

3 Q: Were you aware personally of any evidence that the Durango was involved in
4 this offense other than transporting Mr. [REDACTED] to the scene?

5 A: The only evidence I am aware of is that it belonged to [REDACTED].
6 That's the only thing I know.

7 **E. Search of a closed container**

8 Sgt. Vander Wel opened the center arm rest consul of the vehicle and pulled out an open
9 compact disc holder in order to "count the CD's." She reported that while she was pulling out
10 the CD holder a closed sterling silver-looking container fell out. She opened the container to
11 see what it contained and found a zip lock baggie with a whitish crystalline substance in it that
12 she recognized as suspected methamphetamine. She discontinued the search and called for an
13 evidence tow.

14 A request for copies of every Uniform Washington State Tow/Impound and Inventory
15 Record submitted by Sgt. Vander Wel between June 1, 2010 and the present resulted in five
16 such searches. One of the five was an ATV, the others were traditional vehicles. None of the
17 inventory searches listed CDs. (Attachment A)

18 Deputy Hager obtained a search warrant to search the vehicle based on what Sgt.
19 Vander Wel observed. During the search of the vehicle, Deputy Hager found the baggie
20 observed by Sgt. Vander Wel and also a used glass meth pipe in the metal container. Deputy
21 Hager opened a second metal container that also had also fallen out when Sgt. Vander Wel
22 opened the center arm rest consul and pulled out the CD holder. In the second metal container,
23 Deputy Hager found two more small zip lock baggies containing more methamphetamine.
24 Deputy Hager field tested the contents of all three baggies and they tested positive for
25 methamphetamine.
26

1 I declare under the penalty of perjury under the laws of the State of Washington that the
2 foregoing is true and correct to the best of my knowledge.

3 Dated this ____ day of May, 2012.

4
5 LINDA W.Y. COBURN, WSBA# 36902
6 Attorney for the Defendant

7
8 **III. ARGUMENT**

9 **A. THE IMPOUNDMENT OF THE VEHICLE WAS UNREASONABLE AND**
10 **VIOLATED MR. [REDACTED]'S CONSTITUTIONAL RIGHTS.**

11 “In determining whether the fruits of an inventory search following the impoundment of a
12 vehicle are admissible evidence of a crime, our first inquiry, then, is whether the state can show
13 reasonable cause for the impoundment.” *State v. Houser*, 95 Wn.2d 143, 148 (1980).

14 Courts have long held that article I, section 7 of the Washington State Constitution provides
15 more protection to individuals from searches and seizures than the Fourth Amendment. *State v.*
16 *White*, 135 Wn.2d 761, 768-69 (1998). The Washington State Supreme Court explained:

17
18 Article I, section 7 provides that ‘[n]o person shall be disturbed in his private
19 affairs, or his home invaded, without authority of law.’ Under the Washington
20 Constitution, the relevant inquiry is whether the State unreasonably intruded into
21 the Defendant’s private affairs. The analysis under article I, section 7 focuses,
22 not on a defendant’s actual or subjective expectation of privacy but, as we have
23 previously established, on those privacy interests Washington citizens held in the
24 past and are entitled to hold in the future.

25 *Id.* at 768 (internal citations omitted).

26 The Court has expressly held that “[i]t is unreasonable to impound a citizen’s vehicle
following his or her arrest when there is no probable cause to seize the car and where a reasonable
alternative to impoundment exists.” *Houser*, 95 Wn.2d at 153.

1 Reasonable cause for the necessity of removing a vehicle includes:

2 “(1) an unattended-to car illegally parked or otherwise illegally obstructing traffic;
3 (2) an unattended to car from the scene of an accident when the driver is physically
4 or mentally incapable of deciding upon steps to be taken to deal with his property,
5 as in the case of the intoxicated, mentally incapacitated or seriously injured driver;
6 (3) a car that has been stolen or used in the commission of a crime when its
7 retention as evidence is necessary; (4) an abandoned car; (5) a car so mechanically
8 defective as to be a menace to others using the public highway; (6) a car
9 impoundable pursuant to ordinance or statute which provides thereof as in the case
10 of forfeiture.”

11 *State v. Bales*, 15 Wn. App. 834, 835-36 (1976).

12 In *Houser*, police arrested the driver of a vehicle for obstruction and driving with a
13 suspended license. 95 Wn.2d at 146. The officer suspected, but did not have probable cause to
14 believe the vehicle was stolen. *Id.* The officer asked the defendant what he wanted done with the
15 vehicle and the defendant provided names of several individuals to call that might take care of the
16 car for him. *Id.* The officer called several and reached someone who agreed to come get the car.
17 *Id.* But before that person arrived, the officer decided to impound the vehicle and called for a tow
18 and a trooper. *Id.* The officer asked the trooper to conduct an inventory search while the officer
19 took the defendant to jail. *Id.* The defendant did not give permission for the impoundment or the
20 search and no warrant was obtained. *Id.* at 147.

21 The Court noted that reasonable alternative to impoundment existed:

22 The police could have left the car parked and locked in its location on the public
23 street, since it was midday and nothing in the record indicates the officer believed
24 that the defendant’s presence at the police station to post bond for the charges called
25 for anything but a temporary absence. If it had later become apparent that
26 defendant would not be able to return for the car and that it could not be left safely
27 on the street, the officer could have ordered the impoundment at that time.

28 *Id.* at 153. The Court held the impoundment unreasonable and in violation of the defendant’s
29 constitutional rights. *Id.* See also *State v. Bales*, 15 Wn. App. 834, 836-37 (1976) (holding that
30 reasonable alternatives to impoundment existed where 1) defendant likely would have been able to

1 post bail and was likely only going to constitute a 'temporary absence'; 2) the vehicle may have
2 been illegally parked but could easily have been moved to a legal parking area; and 3) a friend or
3 relative could have been called to move the vehicle).

4 In the instant case, Mr. [REDACTED]' vehicle was not illegally parked, was not blocking the
5 roadway, and none of the deputies attempted to seek any reasonable alternatives to impoundment.
6 Thus, impoundment in this instance was unreasonable and violated Mr. [REDACTED]' constitutional
7 rights.
8

9 **B. EVEN IF THE INVENTORY SEARCH WAS VALID, THE SEARCH WENT**
10 **BEYOND THE SCOPE OF THE PURPOSE OF THE SEARCH AND WAS**
11 **PRETEXT FOR A GENERAL EXPLORATORY SEARCH**

12 The State Supreme Court has also expressly noted that

13 (n)either would this court have any hesitancy in suppressing evidence of crime
14 found during the taking of the inventory, if we found that either the arrest or the
impoundment of the vehicle was resorted to as a device and pretext for making a
general exploratory search of the car without a search warrant.

15 *Houser*, 95 Wn.2d at 148 (quoting *State v. Montague*, 73 Wn.2d 381 at 385 (1968).

16 “[A]n inventory search may not be unlimited in scope.” *White*, 135 Wn.2d at 766 (quoting
17 *Houser*, 95 Wn.2d at 154). The Court explained, “Concerned about the possibility for abuse, we
18 limited the scope of an inventory search ‘to those areas necessary to fulfill its purpose.’ ” *White*, 95
19 Wn.2d at 766 (quoting *Houser*, 95 Wn.2d at 155).

20 In *Houser*, the court held that police could search an unlocked glove compartment of an
21 *abandoned* vehicle during an inventory search because documents of ownership and registration
22 are kept there and because the glove box is a place of temporary storage of valuables. *White*, 95
23 Wn.2d at 766-67. However, the court held that officers may not examine the locked trunk of an
24 impounded vehicle in the course of an inventory search absent a manifest necessity for
25 conducting such a search. *Houser*, 95 Wn.2d at 156.
26

1 In *Houser*, the officer not only searched the trunk, but also searched a closed toiletry kit
2 inside the trunk. *Id.* at 147. The Court held that not only was the impoundment improper, but
3 also the scope of the search. *Id.* The Court reasoned that “the legitimate purposes behind an
4 inventory search could have been effectuated by inventorying as a unit the closed toiletry kit in
5 which the drugs were found.” *Id.* at 156. The Court noted that the United States Supreme Court
6 has held that even in the case where probable cause supports a warrantless search of a vehicle,
7 luggage inside that vehicle may not be searched. *Id.* (citing *Arkansas v. Sanders*, 442 U.S. 753,
8 99 S.Ct. 2586, 61 L.Ed.2d 235 (1979)).

10 In the instant case, all the responding officers either knew Mr. [REDACTED] or knew of him.
11 Despite the fact that Mr. [REDACTED] had no criminal history, the officers all previously had
12 suspicions that he was a drug dealer because he had previously been seen associating with
13 people known to use drugs. Deputies had knowledge that Mr. [REDACTED] did not consent to a
14 search well before his vehicle was impounded. Sgt. Vander Wel, despite never listing CDs in
15 any of her previous inventory impound searches in the past two years, felt compelled to open the
16 closed center consul, and not only look inside, but remove a CD holder to count the CDs. In
17 doing so, a closed metal container also came out of the previously closed consul and Sgt.
18 Vander Wel decided to open and search that container as well.

20 Just as the toiletry kit could have been inventoried as a unit, so could have the metal
21 container in the instant case. The legitimate purposes behind an inventory search could have
22 been effectuated by inventorying the metal container as a unit without opening and searching
23 the contents of the container.

25 **C. THE LACK OF CONSENT BY MR. [REDACTED] INVALIDATED THE SEARCH**

1 The State Supreme Court has repeatedly recognized that the subject of an impoundment
2 has the right to reject an inventory search. *White*, 135 Wn.2d at 771; *State v. Williams*, 102 Wn.2d
3 733, 743 (1984); *see also United States v. Wanless*, 882 F.2d 1459, 1463 (9th Cir.1989) (decided
4 on state grounds); Robert F. Utter, Survey of Washington Search and Seizure Law: 1988 Update,
5 11 U. Puget Sound L.Rev. 411, 578 (1988).

6
7 In *Williams*, the Court held that the stop of the vehicle exceeded the purpose and scope of a
8 Terry stop and that the State's argument that the search of the vehicle was a valid inventory search
9 pursuant to a routine impoundment was not supported. 102 Wn.2d at 741-42. The *Williams* Court
10 explained:

11 However, even if impoundment had been authorized, it is doubtful that the police
12 could have conducted a routine inventory search without asking petitioner if he
13 wanted one done. The purpose of an inventory search is to protect the police from
14 lawsuits arising from mishandling of personal property of a defendant. Clearly, a
15 defendant may reject this protection, preferring to take the chance that no loss will
16 occur.

17 102 Wn.2d at 743.

18 Fourteen years later, the Court decided *White*. In *White*, the driver of a vehicle refused to
19 consent to a search of the vehicle. 135 Wn.2d at 764. The officer, instead, decided to impound the
20 vehicle and conduct an inventory search. *Id.* The Officer used a trunk release button inside the
21 unlocked glove box to open the locked trunk. *Id.* 765. Inside the truck, officers searched an
22 unlocked fishing tackle box, which contained controlled substances. *Id.* The Court held there was
23 no manifest necessity to search the trunk. *Id.* 771. Though the Court did not address the impound
24 issue or search of the closed tackle box because it held the permissible scope of an inventory search
25 had been exceeded when the officers searched the trunk, the Court, nevertheless, noted that the
26 defendant did not give consent to an inventory search. 135 Wn.2d at 771 n. 11.

1 The State may rely on the recent decision in *State v. Tyler*, 166, Wn. App. 202 (2012), for
2 its holding that a defendant's lack of consent to inventory search of car did not invalidate the
3 inventory search, but *Tyler* was wrongly decided.

4 Division Two of the Court of Appeals incorrectly relied on *South Dakota v. Opperman*, 428
5 U.S. 364, 369, 376 n. 10, 96 S.Ct. 3092, 49 L.Ed.2d 1000 (1976). As the State Supreme Court
6 noted in *White*, the United States Supreme Court in *Opperman* conducted a Fourth Amendment
7 analysis, and not an inquiry under article I, section 7 of the Washington State Constitution. 135
8 Wn.2d at 767.

9 A lower court's decision based on an incorrect analysis should not take precedent over the
10 State Supreme Court's clear, unequivocal position: "In Washington, an individual is free to reject
11 the protection that an inventory search provides and take the chance that no loss will occur." 135
12 Wn.2d at 771 n. 11.

13 IV. CONCLUSION

14 The bags of controlled substances and glass pipe obtained from the search of Mr.
15 [REDACTED] vehicle must be suppressed because the impoundment of the vehicle was not
16 reasonable and violated Mr. [REDACTED]' constitutional rights. Even if the impoundment was
17 found to be valid, the search went beyond the scope of the purpose of the search and was pretext
18 for a general exploratory search. Lastly, even if this court held the search to be a valid
19 inventory search pursuant to a reasonable impoundment, such search was invalid because Mr.
20 [REDACTED] expressly refused to consent to a search and the State did not further clarify if Mr.
21 [REDACTED] would like an inventory of the contents of his vehicle.

22 Thus, because the charge of possession of a controlled substance is based on fruits of a
23 poisonous tree, the suppression of such evidence leaves the State with insufficient evidence to
24

1 support that charge. Therefore, Mr. [REDACTED] moves to dismiss such charged pursuant to State
2 v. Knapstad, 107 Wn.2d 346 (1982) (criminal case may be dismissed for insufficient evidence
3 prior to trial on motion by the defendant).

4
5
6 Dated this ____ day of May, 2012.

7 

8 LINDA W.Y. COBURN, WSBA# 36902
9 Attorney for Defendant

City of Edmonds
MUNICIPAL COURT
JUDICIAL EVALUATION QUESTIONNAIRE

45. If you have been in practice within the past 15 years, list the names and phone numbers of five opposing counsels who know you best, including at least three opposing counsels on cases that went to trial.

Andrew Alsdorf - [REDACTED]

Robert Grant - [REDACTED]

Bob Langbehn - [REDACTED]

Craig Matheson - [REDACTED]

Randy Yates - [REDACTED]

46. If you have been a judge or otherwise have served as a neutral decision-maker within the past 15 years, please list the names and phone numbers of the last five attorneys who have appeared before you.

Patrick Feldman - [REDACTED]

Mark Garka - [REDACTED]

Rachel Hunter - [REDACTED]

John Rongerude - [REDACTED]

Marke Schnackenberg - [REDACTED]

Gregory Schwesinger - [REDACTED]

47. List the names and phone numbers of up to four non-attorney references whose opinions or observations – particularly with respect to your commitment to improving access to the judicial system for indigent populations, people of color, and disenfranchised communities – would assist in the consideration of your application.

Carole Carmichael, assistant managing editor, The Seattle Times - [REDACTED]

Eric Johnsen, social worker, Snohomish County Public Defender Association [REDACTED]

Alex Tizon, Pulitzer-Prize-Winning author, former report for The Seattle Times, Los Angeles Times
[REDACTED]

Eduardo Zaldibar, court certified interpreter [REDACTED]

48. List the names and phone numbers of four additional attorneys familiar with your professional qualifications, skills, experience or attributes.

Bill Jaquette [REDACTED]

Kathleen Kyle [REDACTED]

Jennifer Rancourt [REDACTED]

Whitney Rivera [REDACTED]

LINDA W. Y. COBURN

PROFESSIONAL EXPERIENCE

Attorney, Snohomish County Public Defenders Assoc., Everett, WA (2006-2007, 2009-)

- Felony unit. In addition to managing regular caseload responsibilities (pleas, motions, trials), have also covered a variety of calendars (arraignments, failure to comply, probable cause, fugitive hearings, first appearances). Previously worked in misdemeanor unit in multiple courts (Everett District Court, Cascade District Court, South District Court). Supervised/trained multiple Rule 9 interns.

Pro Tem Judge, Edmonds Municipal Court, Washington State Bar Association Certificate of Completion (Attorney Training for Service as a Pro Tem: District and Municipal Court) (2014 -).

Law Clerk, The Honorable Stephen J. Dwyer, Washington State Court of Appeals, Division I, Seattle, WA (2007-2008)

- Conducted legal research. Fact-checked submitted briefs with discovery. Wrote advisory opinions for deciding panel of judges. Drafted court rulings/opinions (both published and non-published).

Law Clerk/Bailiff, The Honorable George N. Bowden, Snohomish County Superior Court, Everett, WA (Jan. 2006-April 2006)

- Conducted legal research. Wrote advisory memos on motions/issues before the court. Scheduled hearings. Managed jurors. Managed Drug Court files under Judge Bowden.

Adjunct Faculty, Seattle University, Seattle, WA (Fall 2005)

- Taught oral appellate advocacy skills for 2005 Thomas Tang National Appellate Moot Court team. Regionals: students placed first; one team member was best oralist. Nationals: students placed second; one team member was fifth best oralist.

Rule 9 Intern, Ronald A. Peterson Law Clinic, Seattle, WA (Spring 2005)

- Interviewed clients, witnesses, experts; researched legal issues for juvenile criminal case and civil special education case.

Rule 9 Intern, Northwest Defenders Association, Seattle, WA (Summer 2004)

- Responsible for all stages of misdemeanor cases in Seattle Municipal Court.

Legal Intern, TeamChild, Seattle, WA (Summer 2003)

- Researched/wrote legal memos for award-winning non-profit organization that provides civil legal services for youth in the juvenile justice system.

Journalist, The Seattle Times Co., Seattle, WA (1989-2002)

- Editor: split duties as a features editor and editor of local news for the Sunday paper. Previously worked eight years as a reporter covering municipalities, general assignment, and K-12 education. Started as an intern in the sports department.
- Manager (2000-2001): managed Seattle Times Publications, Inc. (a Seattle Times Co. subsidiary). Responsible for budget, adult staff, teen writers. Managing editor of *mirror*, a national-award-winning teen monthly.
- Co-Director (1997-2001): lead an intensive summer residential journalism program, The Urban Newspaper Workshop, for minority high school students. Responsible for supervising staff and managing budget.
- Shop Steward (1991-1997): advocated on behalf of coworkers as a representative of The Pacific Northwest Newspaper Guild, Seattle, WA

Intern, United States Marine Corps, Arlington, VA (Summer 1987)

- Worked in communications office at Marine Corps Headquarters, wrote articles/designed layout for Marines Magazine

EDUCATION

J.D., cum laude, Seattle University, Seattle, WA (2005)

Dean's List (2004-2005); Dean's Scholarship (2002-2005)

Moot Court:

- Order of the Barristers (2005)
- Seattle University Barrister Award (2005)
- Mock Trial: *Texas Young Lawyers Assoc. National Mock Trial Competition* (Regionals 2004 Outstanding Speaker Award) • *SU Mock Trial* (2003 fourth place)
- Appellate: *ABA National Appellate Advocacy Competition* (Regionals 2005 finalist) • *Thomas Tang National Appellate Moot Court Competition* (Nationals 2004 tied fourth place best brief; Regionals 2004 second place; Regionals 2003 fourth place best brief; In-house 2003, 2004 first place) • *James Bond Appellate Moot Court Competition* (2004 tied third place)

Law Review:

- Outstanding Staff Member of the Year (2005)
- Special Edition Editor (2004-2005): *Survey of Washington Search and Seizure Law: 2005 Update* for Washington State Supreme Court Justice Charles Johnson. Selected and supervised team of student researchers/writers. Developed research plan. Revised warrantless searches chapter. Worked with Justice Johnson on edits and revisions of the seven-chapter survey.
- Member/Research and Technical Editor Assistant (2003-2004)

CALI Awards (top marks): Legal Writing II, Advanced Constitutional Law (First Amendment), Forensics, Gender & Justice, Film & Law

Teaching Assistant: Legal Writing II (Spring 2005)

Student Clubs: Asian Pacific Islander Law Student Assoc., ABAW, ACLU (SBA Diversity Representative)

M.S. Journalism, Ohio University, Athens, Ohio (1988)

Sports reporter, *The Post* (campus daily)

Coach/captain, Ohio University's Women's Volleyball Club

B.A. Communications, University of Washington, Seattle, WA (1986)

Editor In Chief, *Tyee*, Washington Press Assoc. competition (second place)

President, UW volleyball club; Evergreen Region Women's B All Star

Radcliffe Publishing Procedures Course, Harvard University, Cambridge, MA (1986)

PROFESSIONAL DEVELOPMENT/MEMBERSHIPS

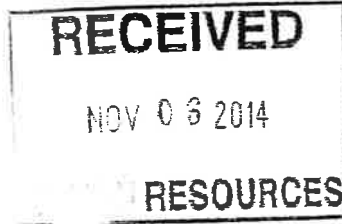
Washington State Bar Association • Snohomish County Bar Association • Washington Defender Association • Washington Association of Criminal Defense Lawyers • Asian Bar Association of Washington • Executive Leadership Program (Asian American Journalists Assoc.) • Leadership 2000; Seven Habits of Highly Effective People (*The Seattle Times*) • Leadership for Middle Managers; Race Awareness Seminar (The Poynter Institute)

COMMUNITY SERVICE/SKILLS/HOBBIES

Community Activities: trained official (baseball, volleyball); volunteer judge (YMCA Mock Trial, various oral appellate competitions) • **Language:** conversational (survival) Mandarin Chinese • **Skills/Hobbies:** volleyball, foosball, dancing, gardening

November 5, 2014

Mayor Dave Earling
c/o Mary Ann Hardie
City of Edmonds
121 5th Ave. N
Edmonds, WA 98020



RE: Linda W.Y. Coburn's application for Edmonds Municipal Court Judge

Dear Mayor Earling:

When I was in third or fourth grade I drafted my first contract. The parties were myself and my older brother. The contract listed a variety of terms including stating that neither party shall call the other party a name, such as "stupid." My father found the contract so amusing that he had his secretary type it up for me. I still have it.

Little did I know back then that I had this internal drive to make sure people are treated fairly. When I was in sixth grade, my teacher asked us to research what we want to be when we grew up. I said I wanted to be a judge. I remember writing some organization and getting back a small booklet about a career as a judge. Despite picking this career in sixth grade, it did not really seem like a realistic goal. Growing up, I did not know anyone who was a judge. I did not even know anyone who was an attorney.

I grew up in a single-parent household in Bellevue, Nebraska. My father retired from the Air Force and sold insurance for a living, until he died the summer before I entered the sixth grade.

Getting involved with journalism in high school lead me to my first career as a journalist. I saw journalism as the "fourth" branch of government. It was a way I could contribute to make sure society functions at its best – that it functions fairly.

My 13 years at The Seattle Times allowed me to develop communication and analytical skills. I started out as a reporter and eventually became an editor and manager. Not only did I benefit from many management and executive leadership training programs, I also gained experience managing a budget.

After serving on a jury in federal district court and seeing justice first-hand, I knew I was ready to go to law school and begin my second career in public service.

My second career as a public defender has been incredibly challenging and satisfying. It has allowed me to appear in court on an average of three to five times a week. I have

represented roughly 1,900 people charged with simple misdemeanors, gross misdemeanors, and/or felonies. I have appeared in front of many different judges in multiple district courts and superior court. I have represented a handful of clients pro bono with infractions in municipal courts. I have worked as a law clerk in both superior court and the court of appeals.

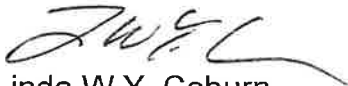
This extensive courtroom experience allowed me to see judges at their best and also at their worst. I know first-hand the importance of having well-qualified judges on the bench. Thus, when my hometown court is in need of a judge, it is time to step up to that challenge.

Stepping into the role of a neutral-decision maker is something I am more than comfortable doing. When others were uncomfortable volunteering to referee a volleyball match or umpire a baseball game, I stepped in. What started out as a volunteer endeavor, became another opportunity to become someone who is trained and certified to make sure people are treated fairly.

All my life experiences have prepared me to become the next judge in a city that I love and have called home for 22 years. I am proud to be a resident of Edmonds. It would be a privilege to serve my community to my fullest skills and ability.

I have provided the enclosed application packet for your consideration. Please let me know if you have any questions. I look forward to hearing from you.

Sincerely,



Linda W.Y. Coburn
Washington State Bar Association #36902

ANDERSON HUNTER LAW FIRM, P.S.

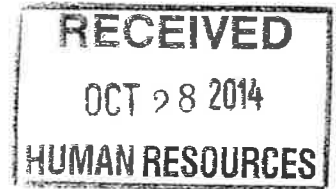
2707 COLBY AVENUE, SUITE 1001
EVERETT, WASHINGTON 98201
(425) 252-5161
FAX: (425) 258-3345
www.andersonhunterlaw.com

AMY C. ALLISON
JEFFREY H. CAPELOTO
GLENN PAUL CARPENTER
BRADFORD N. CATTLE
TIMOTHY C. CHIANG-LIN
THOMAS R. COLLINS
KRISTI FAVARD
G. DOUGLAS FERGUSON
JOHN A. FOLLIS

G. GEOFFREY GIBBS
PATRICK F. HUSSEY
C. MICHAEL KVISTAD
SARAH O'FARRELL MCCARTHY
VICKIE K. NORRIS
LAURIE UMMEL
JEFFREY C. WISHKO
O.D. ANDERSON (1892-1961)
JAMES P. HUNTER (1915-1988)

October 27, 2014

Mayor David Earling
City of Edmonds
Third Floor City Hall
121 Fifth Ave N.
Edmonds, WA 98020



Re: Letter of Recommendation for Linda Coburn


Dear Mayor Earling:

We are writing this letter in support of Linda Coburn's application for the position of Edmonds Municipal Court Judge. Linda brings a potent mix of strong intellect, diverse and relevant work experiences, and a personality well suited to administering justice in her hometown municipality. She is well respected by her professional colleagues as can be seen by her long list of impressive judicial and lawyer endorsements. Equally impressive are her endorsements from law enforcement, community leaders and other residents of Edmonds who know her.

As lawyers who are interested in a capable judiciary at every level, we add our voices in support of Linda's selection. Please feel free to share our letter with any others who may have input with respect to Linda's application.

Very truly yours,

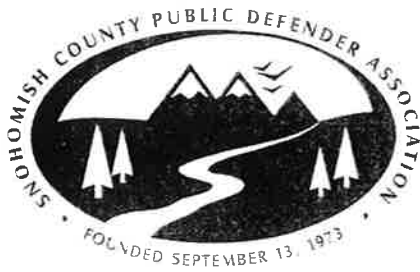

Vickie K. Norris


G. Douglas Ferguson

RECEIVED

OCT 2 2014

OFFICE OF THE MAYOR



Snohomish County Public Defender Association

2722 Colby Avenue, Suite 200 • Everett, WA 98201-3527

Phone: 425-339-6300 • Fax: 425-339-6363 • www.snocopda.org

RECEIVED

NOV 04 2014

OFFICE OF THE MAYOR

November 3, 2014

Mayor Dave Earling
City of Edmonds
Third Floor City Hall
121 Fifth Avenue South
Edmonds, WA 98020

Dear Mayor Earling:

I enthusiastically recommend that you appoint Linda Coburn as Judge for the Edmonds Municipal Court.

Linda has had a very diverse career. She began in journalism most extensively with the Seattle Times serving as reporter and editor for one of our nation's major newspapers. From that experience, she brought to her legal practice an analytical mind, an ability to deal effectively with a diversity of other people and superior writing skills.

We were pleased to be able to hire Linda as an entry level lawyer for the Snohomish County Public Defender Association. She began her tenure here representing a heavy caseload of clients in the Snohomish County District Court (over time in three of its four Divisions).

Linda left us for two years to clerk for Court of Appeals Judge Stephen Dwyer where she gained a special experience with detailed legal analysis.

Happily for us she returned to work for our Association where she has handled the heavy public defender caseloads in district and superior court. In her current position, she handles a full caseload of most serious felony cases.

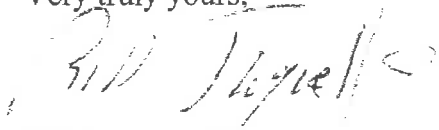
It has been my pleasure to work with Linda Coburn throughout her time with this office. She is exceptionally intelligent; she works very hard; she deeply concerned for her clients; she is respected by her public defender colleagues and her legal adversaries in the prosecutor's office; and she is very effective with her

Earling; 11/3/14
Page Two

presentations to the court.

As Judge of the Edmonds Municipal Court Linda Coburn will assure that justice is served to the highest level.

Very truly yours,

A handwritten signature in black ink, appearing to read "Bill Jaquette". The signature is written in a cursive style with a horizontal line extending from the end.

Bill Jaquette, Director
Snohomish County Public Defender Association



November 9, 2014

The Honorable Dave Earling
Mayor, City of Edmonds
Third Floor City Hall
121 Fifth Avenue North
Edmonds, WA 98020

RE: Edmonds Municipal Court Judge

Dear Mayor Earling:

I am pleased to offer this letter of recommendation on behalf of Linda W.Y. Coburn's application for Edmonds Municipal Court Judge. I first met Linda when she was a student at Seattle University School of Law and am delighted that she is seeking this appointment.

As you know, the role of judge at the municipal court level is one of the most important judicial positions within the entire judiciary. It is at the local level where the majority of the population will interface with the judicial branch and it is where they will form opinions about the fairness of our system of justice. It is imperative that the individual, who serves in our municipal and district courts as judge, possess the proper temperament and demeanor. Linda not only possess the intellectual capacity to serve as judge, she is also kind and even-tempered. She is always able to see the good in others, which is so critical to holding individuals accountable while giving them a second chance.

Linda has devoted herself to learning what the job of judge requires by attending numerous trainings and by serving as pro tem judge. As the appointing authority, this expressed dedication and background should help you feel confident that you will have a judge who understands the position and is able to step right into the job. I am confident that Linda will serve your community well as judge.

Sincerely,

A handwritten signature in black ink, appearing to read "Mary I. Yu".

Mary I. Yu

Chan, Yvonne

Subject: FW: Linda Coburn for Judge

From: Cassandra Lopez de Arriaga <[REDACTED]>
Date: October 25, 2014, 8:03:34 AM PDT
To: "dave.earling@edmondswa.gov" <dave.earling@edmondswa.gov>
Subject: **Linda Coburn for Judge**

Dear Mayor Earling,

I am a private criminal defense attorney practicing in your court for last 5 years. My office was over Chantrells for a year. Before that I was a Snohomish County Public Defender. I have had the privilege of watching Ms. Coburn's legal career since 2006. We used to work out of South District Court and go to her beautiful Edmonds home for lunch. She's always been a "hometown" girl bringing us to enjoy Edmonds restaurants and shops.

Linda by far the most diligent lawyer I have had the pleasure of working with. She leaves no stone unturned in terms of researching possible issues, she is a passionate advocate in the courtroom, but more importantly she makes very responsible choices in her cases.

Nothing is more important to her then her children. I have represented her son's friends. Linda always asks me to impress the importance on the kid "learning a lesson" about his poor behavior. I have no doubt she will keep the community safe as the judge of your court. She will serve with great care and commitment.

Truth is Linda will be a judge. Somewhere. We have all known it for years. Hopefully you'll select her to serve in her community. Anything less than that will be a true loss for the City of Edmonds.

Cassandra Lopez de Arriaga
WSBA# 35318

[REDACTED]

Chan, Yvonne

From: Earling, Dave
Sent: Sunday, October 26, 2014 11:30 AM
To: Hardie, Mary Ann
Subject: Fwd: Linda Corburn

Another.....

Sent from my iPad

Begin forwarded message:

From: Mark Cunningham [REDACTED]
Date: October 25, 2014, 1:10:59 PM PDT
To: "dave.earling@edmondswa.gov" <dave.earling@edmondswa.gov>
Subject: Linda Corburn

Dear Mr. Earling and other officials

Purpose of this letter is to support Linda Coburn for municipal court judge. I have known Linda Coburn for several years and she is completely trustworthy, honest, very smart, and she would make great municipal court judge.

Respectfully,

[REDACTED]

Sent from my iPad

Chan, Yvonne

From: Earling, Dave
Sent: Sunday, October 26, 2014 11:28 AM
To: Hardie, Mary Ann
Subject: Fwd: support for Linda Coburn for Edmonds Judge

Mary Ann.....

I will be forwarding any support statements to you.
Dave

Sent from my iPad

Begin forwarded message:

From: Hank Turner [REDACTED]
Date: October 26, 2014, 10:33:33 AM PDT
To: <dave.earling@edmondswa.gov>
Subject: support for Linda Coburn for Edmonds Judge

Dear Mayor Earling,

Please consider my endorsement of Linda Coburn for our Municipal Judge position.

Linda has demonstrated that she cares deeply for Edmonds and its citizens.

Thank you for your consideration.

Hank Turner
[REDACTED]

Chan, Yvonne

From: Earling, Dave
Sent: Sunday, October 26, 2014 5:02 PM
To: Loreen
Cc: Hardie, Mary Ann
Subject: Re: Judge Position #3 Endorsement

Thanks Loreen. I am forwarding all support statements to HR.
Dave Earling

Sent from my iPad

On Oct 26, 2014, at 4:22 PM, "Loreen [REDACTED]" wrote:

Dear Mayor Earling:

My name is Loreen Sako and I am endorsing Linda W.Y. Coburn for the South District Court, Judge Position #3.

I am a long time resident of Edmonds,, raised here from pre-school through high school. Moving away shortly after college, I returned several years later to live in the best city in Washington. Linda Coburn has been a friend for over 20 years and someone I consider part of our family and vice versa.

Linda Coburn is the epitomy of fair. Always patient and considerate of both sides of an issue, and willing to delve deep in researching all the information necessary to resolve an issue, whether personally or professionally.

Having her as judge will continue to ensure our public safety and her dedication to improving all the areas of such safety will set the bar higher for others to follow.

Thank you for your consideration.

Sincerely,
Loreen Sako

Chan, Yvonne

From: Earling, Dave
Sent: Tuesday, October 28, 2014 9:20 AM
To: 'Mary Jo and Jeff Sakoi'
Cc: Hardie, Mary Ann
Subject: RE: Linda Coburn_Support for Municipal Court Judge

Thank you for your message. I am forwarding all messages of support to our HR office.
Dave Earling

From: Mary Jo and Jeff Sakoi [REDACTED]
Sent: Tuesday, October 28, 2014 9:16 AM
To: Earling, Dave
Cc: 'Mary Jo and Jeff Sakoi'
Subject: Linda Coburn_Support for Municipal Court Judge

Mayor Earling,

We have known Linda approximately 21 years. Linda and her family lived in our immediate neighborhood and our children grew up together attending Madrona K-8 (Edmonds School District) while participating in some of the same extracurricular activities. Even though volunteer work was not required at Madrona Linda always managed to volunteer at the school on a regular basis even while working full-time as a journalist. Linda was also a regular at the MIT (Madrona Integrated Team which is a parent-student-staff organization) meetings and fundraisers. Linda was always willing to be an advocate and voice for the students and parents in an unbiased and educated manner.

As our children grew, her family became very involved in baseball, playing in and attending local youth games. Linda once again made the time to become a trained umpire for their competitive Little League organization. In the face of all that comes with calling balls and strikes with excited parents in the stands, Linda was required to remain calm and make unbiased decisions during the games. This is a testament to Linda's strength of will and courage. It was during this time that Linda decided to obtain her JD and use that degree to continue to make a difference in her community.

We continue to keep in touch with Linda and believe she is well regarded in the community. We have witnessed that Linda is very capable of making educated and unbiased decisions. We would like to give our support to her for the position of Municipal Court Judge.

Thank you,
Mary Jo and Jeff Sakoi

Chan, Yvonne

From: Earling, Dave
Sent: Monday, October 27, 2014 7:13 PM
To: r
Cc: Hardie, Mary Ann
Subject: Re: Municipal Judge Appointment/Linda Coburn

Robby.....

Thanks for your note of support. I am forwarding all notes of support to HR.
Dave

Sent from my iPad

On Oct 27, 2014, at 12:53 PM, "r" [REDACTED] wrote:

Dear Mayor Earling:

I am an Edmonds resident and registered voter. I am writing to express my enthusiastic and unqualified support for **Linda Coburn** to be appointed municipal judge.

I've known Linda as my neighbor of several years. Her resume, with which I assume you're familiar, speaks for itself.

On a personal basis I know her to be an individual of great integrity who is energetic, personable and deeply committed to serving Edmonds. I'm further convinced that she has the broad base of community support necessary to run a successful campaign in the future. Lastly, my professional background as an Emmy-winning television writer-producer and magazine columnist provides me a solid perspective for evaluating communication skills -- and Linda's are exceptional.

I believe it's crucial that a municipal judge be an Edmonds resident, be superbly qualified and be electable. Linda fulfills all of these qualifications and I strongly urge you to appoint her.

Best regards


Robby London



Chan, Yvonne

From: Earling, Dave
Sent: Tuesday, October 28, 2014 10:34 AM
To: 'Ron Bromwell'
Cc: Hardie, Mary Ann
Subject: RE: Edmonds Municipal Judge

Thank you for your message. I am forwarding all support messages to our HR Dept.
Dave Earling

From: Ron Bromwell [mailto:
Sent: Monday, October 27, 2014 1:36 PM
To: Earling, Dave
Subject: Edmonds Municipal Judge




October 27, 2014

Mayor Dave Earling
Third Floor City Hall
121 Fifth Avenue North
Edmonds, WA 98020

Dear Mayor Earling:

With regard to the process for appointing the next Edmonds Municipal Judge, we take great pleasure in recommending Linda Coburn for this position.

Our family has known Ms. Coburn since she was a student at the University of Washington in 1984. She married a family friend of ours Doug Coburn, whom we have known since 1967. As a result we have an in-depth knowledge of the Coburn family and it has been a joy to watch it form and develop over these many years.

From Linda's detailed resume it can be seen that not only has she been exposed to many of the multiple facets of both journalism and jurisprudence, but also that she has excelled in gaining knowledge and experience in both theory and practice. Moreover, she has demonstrated initiative and ability in being chosen for coaching and leadership roles in many of the activities she has undertaken. She has lived in the Edmonds area for many years and is familiar with the societal aspects of the community.

Other facets of Linda's life have demonstrated her basic goodness in rearing two wonderful and energetic boys while at the same time managing a very demanding professional life. In addition she provides strong support to her husband who enjoys a successful and intensive business career and to other family members when the need arises.

We have every confidence in Linda's ability to succeed in any endeavor she attempts and we whole heartedly recommend her as a reliable person, a hardworking and skilled professional with a personality which should help her in understanding and adjudicating complex issues.

Sincerely,

Ronald E. Bromwell

Hard copy to follow.



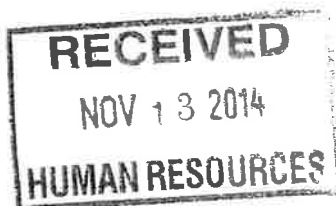
Snohomish County

**District Court
Cascade Division**

*Jay F. Wisman, Judge
Anthony E. Howard, Commissioner*

415 E Burke St.
Arlington, WA 98223
(425) 388-3331
FAX (360) 435-0873

Mayor Dave Earling
City of Edmonds
Third Floor City Hall
121 Fifth Avenue North
Edmonds, WA 98020



Dear Mayor Earling:

I am the Snohomish County District Court's Commissioner and was elected Judge of the Everett Division of the District Court on November 4. I am writing to support the candidacy of Linda Coburn for the position of Edmonds Municipal Court judge. I have known Mrs. Coburn for many years – both as a colleague when I was practicing law and now as a judicial officer for the past three years. I respect her intelligence, demeanor and integrity, and I wholeheartedly believe she will make a great judicial officer for your city.

Your Municipal Court judge will not only need to understand how to efficiently and professionally run a courtroom and know the law, but also how to deal with the multitude of administrative and budgetary concerns that will come up. Her management experience in her former journalism career is critical to the leadership skills that will be required to run a one-judge court. I believe Linda Coburn has the experience (in and out of the courtroom), business savvy, and clear focus on the responsibilities of a public official to do just that: run a fiscally efficient court while doing your city proud on the bench.

Mrs. Coburn has a tremendously accomplished record as an attorney. Her practical experience advocating in the courtroom – day in and day out, down in the trenches – is the primary reason that I strongly support her candidacy. Beyond that, I believe that leaders should come from the community that they live in and love. Linda has been a resident of Edmonds for decades and has the passion to serve your city with the fairness, compassion and integrity that you should want from your judge. Her appointment as your Municipal Court judge has my unqualified support.


Sincerely,

Anthony Howard
Snohomish County District Court Commissioner

Chan, Yvonne

From: Earling, Dave
Sent: Thursday, October 30, 2014 11:30 AM
To: Hardie, Mary Ann
Subject: FW: Earnest support for Linda Coburn, Municipal Court Judge

One more.

From: J. Cortel [mailto:
Sent: Wednesday, October 29, 2014 5:01 PM
To: Earling, Dave
Subject: Earnest support for Linda Coburn, Municipal Court Judge

Mayor Dave Earling
Third Floor City Hall
121 Fifth Avenue North
Edmonds, WA 98020
425-771-0247
dave.earling@edmondswa.gov

Re: Municipal Judge Candidate Linda W.Y. Coburn

Dear Mayor Earling,

I have lived in the lovely city of Edmonds for more than 16 years and I am proud to call this beautiful and **safe town** home. As a concerned citizen, I am writing in **earnest support** of local Municipal Court Judge candidate, **Linda Coburn**.


The growing Edmonds Volleyball community owes many of its local playing opportunities to none other than Linda Coburn. She CARES about her community and backs it up with ambition and action!

I know Linda as a fierce and fair competitor on the volleyball court. I've also witnessed similar tenacity and wholehearted effort in her work as a Snohomish County public defender. She brings an infectious energy to every place she enters, and exhibits the highest standards of ethical behavior, even in difficult situations. Intelligent, outgoing, thoughtful, and confident, Linda is the **local** candidate with the background, understanding, knowledge, experience and qualifications to serve as an excellent Judge.

Edmonds wants women like Linda in leadership.
Edmonds needs Judge Coburn to help ensure that it remains a great place to call **HOME!**

Mr. Mayor, I encourage you to appoint Linda Coburn as the next Municipal Court Judge.

Sincerely,

Jennifer Cortel




--
jlc



November 10, 2014

Mayor Dave Earling
Third Floor City Hall
121 Fifth Avenue North
Edmonds, WA 98020

Dear Mayor Earling,

I am writing to express support for my friend, Linda Coburn, in her application to be appointed to the position of Edmonds Municipal Court Judge.

My husband and I are homeowners and residents of the Emerald Hills neighborhood of Edmonds. We are long-time, active members of Edmonds United Methodist Church, where we both are currently serving or have served in leadership positions. I am very involved in a local group for mothers of young children, I belong to Harbor Square Athletic Club and my child attends a local school.

I met Linda while we were both working as law clerks in Snohomish County Superior Court. We worked together again as attorneys at the Snohomish County Public Defender Association over the course of five years. I currently stay home full-time with my children, but Linda and I still see each other because we live in the same neighborhood.

I personally know Linda to be extremely hardworking, intelligent, competent, adept at communicating professionally and effectively, and a cordial and friendly presence in the office. As Linda has demonstrated time and again throughout her professional and personal life, Linda excels and succeeds in whatever her chosen task. I am 100% confident that Linda would make an excellent judge. As her extensive list of endorsements by judges and local parties demonstrates, I am not the only person to feel this way.

As a mother, homeowner and active community member, I care deeply about the future of our community. Edmonds is a special place and deserves a judge who will work hard, treat all parties with respect and uphold the rule of law. I know Linda to be this person and I ask that you appoint her to the position of Municipal Court Judge. Thank you.

Sincerely,

Emily J. Fountain

November 4, 2014

Dear Mayor Earling,

It is a pleasure for me to write this letter urging you to appoint Linda Coburn as the next Edmonds Municipal Court Judge. While this is my personal recommendation, as the President of the Snohomish County Bar Association, I am deeply involved in our legal community and have a vested interest in the quality of the judiciary. Linda has the experience, compassion, and professional demeanor which will make her an excellent addition to the bench.

Linda is an experienced trial attorney with several years of courtroom experience. She has extensive jury trial experience having handling all types of criminal matters ranging from simple drug possession to complex homicide and sexual assault matters. In addition to a strong understanding of courtroom rules and procedures, she has experience dealing challenges in the courtroom such as incorporating technology and the use of interpreters. She has handled some of the most complex cases that have come through our office during my tenure and she has done so with a high degree of professionalism, skill and attention to detail. This type of experience is vital to being a qualified candidate for this position. Lawyers who successfully transition to the bench can only do so after many years of such diverse, meaningful experience as a practicing attorney.

Linda has consistently demonstrated a high degree of compassion. Through her career she has represented hundreds of clients; many of whom suffer from addiction, mental illness or poverty. She has zealously advocated for the disenfranchised while respecting the rights of victims of crime and treating them respect. Because most often the courtroom is the forum for the resolution of disputes between people in crisis, it is this deep understanding of the human experience that is vitally important for a member of a bench to possess.

Perhaps most importantly, Linda has a reputation for practicing with the highest level of professionalism, integrity and courtesy. She treats those around her with a great deal of respect and dignity. I am confident that she will carry those qualities to the bench and provide all who appear in front of her with a fair opportunity to be heard.

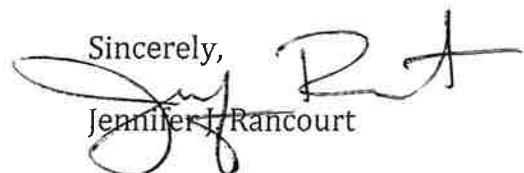
Thank you for time. I urge you to appoint Linda Coburn to the position of Edmonds Municipal Court Judge.

RECEIVED

NOV 12 2014

OFFICE OF THE MAYOR

Sincerely,



Jennifer J. Rancourt

EDUARDO ZALDIBAR

TRANSLATION & INTERPRETATION SERVICES

9024 W. Mall Dr.; Everett, WA 98208 – Tel: 425-513-0543

E-mail: edzaldibar@e-interpreters.com

November 4, 2014

Mr. Dave Earling
Mayor
City of Edmonds
Third Floor City Hall
121 Fifth Avenue North
Edmonds, WA 98020

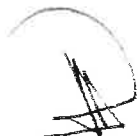
Dear Mr. Earling:

I am writing this letter on behalf of Ms. Linda Coburn. I have been providing interpreting services for Snohomish County courts as an AOC Certified Court Interpreter in Spanish for the past 16 years. As such, I had the opportunity to work closely with Ms. Coburn in countless court hearings and attorney/client meetings. I have the utmost respect for all public defenders at the Snohomish County Public Defender Association and she is one of those attorneys that greatly contributes for such a high concept.

Based upon my experience with her I am sure that she will be an excellent judge and an asset for the Edmonds Municipal Court.

I highly recommend Ms. Linda Coburn for Judge for the Edmonds Municipal Court.

Sincerely,



Eduardo Zaldibar
AOC Certified Court Interpreter in Spanish
AOC ID#: 004834

RECEIVED

NOV 12 2014

OFFICE OF THE MAYOR

Chan, Yvonne

From: Earling, Dave
Sent: Wednesday, October 29, 2014 5:40 AM
To: Carol Nelson
Cc: Hardie, Mary Ann
Subject: Re: Recommending Linda Coburn for Municipal Court Judge

Hi Carol.....

Thanks for your message of support for Linda. I am forwarding all messages of support to HR.
Dave

Sent from my iPad

On Oct 28, 2014, at 10:28 PM, "Carol Nelson" [REDACTED] wrote:

Dear Mayor Earling:

I have had the good fortune of being an Edmonds resident since 1988. It has been a wonderful place to raise a family, build a career as a successful business executive, and serve as a community leader.

During this time I have come to know and respect Linda Coburn as a neighbor, fellow parent, admired law professional and friend. I am pleased to endorse Linda and recommend your appointment of her as municipal court judge. I am confident that her personal integrity, intelligence, strong work ethic and outstanding experience will serve our community well.

Thank you for your consideration.

Best regards,
Carol K. Nelson
(Former President and CEO, Cascade Bank; Current Director, Washington State Department of Revenue)



• www.linkedin.com/in/cknelson/



CITIZENS FOR JUDICIAL EXCELLENCE

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Director
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Lizanne Padula
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lizanne@paduladefense.com

2014 December 08

Mayor Dave Earling
Edmonds City Council
Edmonds City Hall
121 Fifth Ave N
Edmonds, Washington 98020

Re: Edmonds Municipal Court Vacancy

Dear Mayor Earling & Members of the City Council:

Citizens for Judicial Excellence (CJE) would appreciate an opportunity to provide you with input with respect to your upcoming appointment of the Edmonds Municipal Court Judge to replace Judge Fair. Our goal is to assist you in selecting the most qualified and widely accepted candidate by the defense bar for the appointment. Your task is not an easy one as Judge Fair was highly respected and liked by private defense attorneys, public defenders, and prosecutors alike.

Citizens for Judicial Excellence is a registered political action committee founded in 2006, dedicated to improving the quality of the judiciary in the municipal and district courts. CJE was founded in 2006 by a group of lawyers concerned with the deteriorating quality of the judiciary in “the people’s courts” — the district and municipal courts. Prior to the creation of CJE, incumbent judges rarely faced a challenger, enjoying a *de facto* lifetime appointment to the bench. This lack of accountability led to a decline in the quality of the judiciary on the whole (legal rulings, demeanor, work ethic, etc.), isolated judges from the real world experiences of the citizens who appeared before them, and denied voters the choice between clearly poor-performing judges and fresh highly qualified candidates. CJE fulfills its mission by recruiting, educating, supporting, and financing a select number of highly qualified candidates whose election, by objective standards, would truly improve the quality of the bench.

For the current Edmonds Municipal Court appointment, we polled our membership using the three names of those seeking Judge Fair’s seat. We respect each of the three candidates who have applied for this position. The three applicants each have outstanding experience and reputations in the courts and in the legal community.

Our members, most of whom practice in the Edmonds Municipal Court and other Snohomish County Courts, have indicated their preference by responding to our poll. We believe they are very interested in the appointment as we had a high response rate to the poll.



While all three candidates are certainly acceptable and unlikely to draw "Affidavits of Prejudice" once they take the bench, the CJE members preference is as follows:

- 1) Linda Coburn preferred by 50% of our responding members.
- 2) Jessica Ness preferred by 26% of our responding members.
- 3) Jennifer Millet preferred by 24% of our responding members.

Our polling was done on an anonymous basis. We asked each of our members to provide their input to the CJE Board so that it could make recommendations to the Edmonds Mayor and Counsel to assist in the appointment process. None of the candidates drew negative comments from our members.

We appreciate any opportunity to provide you with input that we hope has value to you, especially since it comes from the attorneys who are most familiar with the applicants and will be practicing before the appointee in the future. If you would like further information regarding our organization, we encourage you to visit our website at www.cjepac.com. If you would like additional information regarding our membership, polling method, or our perspective on any of the candidates, feel free to contact our President, Ted C. Barr (ted@tedcbarr.com or 425-462-4224) or Treasurer, Mark Garka (mark@washington-dui.com or 425-481-2800).

Very truly yours,

A handwritten signature in black ink, appearing to read "Ted C. Barr".

Ted C. Barr
President

On Behalf of the CJE Board of Directors and Members

RECEIVED

DEC 10 2014

OFFICE OF THE MAYOR

RECEIVED

DEC 10 2014

OFFICE OF THE MAYOR

RESOLUTION NO. 1327

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON, EXPRESSING INTENT TO CONFIRM THE MAYOR'S APPOINTMENT OF LINDA COBURN AS THE CITY'S MUNICIPAL COURT JUDGE, WHICH POSITION IS EXPECTED TO BECOME VACANT ON JANUARY 12, 2015, WHEN JUDGE FAIR'S RESIGNATION BECOMES EFFECTIVE.

WHEREAS, the City operates a municipal court under chapter 3.50 RCW; and

WHEREAS, the duly elected judge of that court, the Honorable Douglas J. Fair, has announced that he intends to resign his position effective January 12, 2015; and

WHEREAS, that resignation will create a vacancy that is filled through city council confirmation of a mayoral appointment; and

WHEREAS, it is in the public interest to have the position of judge vacant for as short a period as possible; and

WHEREAS, it is in the public interest to have an orderly transition from one judge to the next; and

WHEREAS, an orderly transition would be facilitated if the city were able to have the future appointee observe the court's operations while Judge Fair is still in office; and

WHEREAS, an orderly transition would be facilitated by giving the future appointee a reasonable basis to begin winding up his/her other business affairs now to ensure that he/she has the capacity to assume the responsibilities of the office immediately upon his/her appointment as judge; and

WHEREAS, Mayor Earling has interviewed 3 candidates for the expected vacancy and, after careful consideration, has decided that he will be appointing Linda Coburn to fill the vacancy, now therefore,

THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The city council intends to confirm the mayor's appointment of Linda Coburn to fill the vacancy that will be created upon the effective date of Judge Fair's resignation from office.

Section 2. The city council intends to actually confirm the mayor's appointment of Linda Coburn on the consent calendar for the meeting of January 12, 2015, and have the new judge sworn into office at that meeting.

RESOLVED this 16TH day of December, 2014.

CITY OF EDMONDS


MAYOR, DAVE EARLING

ATTEST:


CITY CLERK, SCOTT PASSEY

FILED WITH THE CITY CLERK:	December 12, 2014
PASSED BY THE CITY COUNCIL:	December 16, 2014
RESOLUTION NO.	1327

4851-5533-3898, v. 1

AM-7400

5.

City Council Meeting

Meeting Date: 01/13/2015

Time: 5 Minutes

Submitted For: Dave Earling

Submitted By: Carolyn LaFave

Department: Mayor's Office

Type: Information

Information

Subject Title

Swearing in of newly confirmed Municipal Court Judge Linda W. Y. Coburn.

Recommendation

Previous Council Action

Narrative

Newly confirmed Municipal Court Judge Linda W. Y. Coburn will be sworn in by The Honorable Judge Stephen Dwyer of the Court of Appeals.

Form Review

Inbox	Reviewed By	Date
Court	Scott Passey	01/09/2015 08:56 AM
City Clerk	Scott Passey	01/09/2015 08:56 AM
Mayor	Dave Earling	01/09/2015 09:49 AM
Finalize for Agenda	Scott Passey	01/09/2015 09:53 AM
Form Started By: Carolyn LaFave		Started On: 01/06/2015 02:22 PM
Final Approval Date: 01/09/2015		

City Council Meeting

Meeting Date: 01/13/2015

Time: 15 Minutes

Submitted By: Shane Hope

Department: Development Services

Type: Information

Information

Subject Title

Growing Transit Communities Program

Recommendation

Have discussion and provide direction for information to be presented later that would allow the City Council to consider participating in the Growing Transit Communities Program.

Previous Council Action

N/A

Narrative

SUMMARY

Information about a new regional framework for maximizing transit community opportunities will be presented at the January 13 City Council meeting by a representative from the Puget Sound Regional Council (PSRC). After considering the information, the City Council may provide further direction on any next steps involving the City.

BACKGROUND

Context:

The central Puget Sound is expected to grow to 5 million people by the year 2040, a 35% increase from the year 2010. To help address this, our region's adopted VISION 2040 calls for focusing growth within centers connected by high-capacity transit to create walkable, compact, and transit-oriented communities that maintain local character, while curbing sprawl on rural and resource lands.

Transit investments exceeding \$25 billion are planned for our region. This investment will be most effective if development around transit encourages walkable community connections and equitable opportunities for people.

2011-2013:

PSRC received a federal grant to lead the development of a multi-jurisdiction strategy and to take certain steps to encourage equitable transit-oriented development—including affordable housing—around existing or planned light rail stations. The first set of partners for this effort were jurisdictions within designated light rail corridors, as well as transit agencies, housing agencies, and various other interested organizations. (Edmonds was not an initial participant.) The Growing Transit Communities effort was intended in future years to provide opportunities for other locations that had major transit service--but not necessarily a light rail station.

After considerable research and discussion, a strategy was adopted with goals and actions for PSRC, local governments, transit agencies, and others. (See Exhibit 1 for the Executive Summary.) Then jurisdictions and organizations signed a compact to indicate their good faith intent to implement appropriate actions, consistent with the strategy. (See Exhibit 2 for the list of signatories.)

2014-2015:

Partners in the Growing Transit Communities program work to implement and support actions encouraging appropriate development around transit investments. (See Exhibit 3 for brochure.) Representatives meet quarterly as a committee--with support from PSRC--to discuss progress and identify opportunities for action and coordination. (See Exhibits 4 and 5 regarding the committee.)

More Information:

For frequently asked questions about the Compact, see Exhibit 6. For other information, see the PSRC website: <http://www.psrc.org/growth/growing-transit-communities>.

OPTIONS FOR FUTURE CITY INVOLVEMENT

The City of Edmonds could become involved in the Growing Transit Communities program by signing onto the compact and participating as a partner. Alternatively, the City may want to simply be aware of the program and look for lessons that come out of it. The range of options includes:

- A. Direct that more information be brought back to a City Council study session about the Growing Transit Communities partnership so that potential membership may be considered in the future. *
- B. Direct that the Growing Transit Communities compact be reviewed by the City Council within the next three months for possible approval to sign.
- C. Direct that occasional updates on the Growing Transit Communities program be presented, but without necessarily any interest in Edmonds becoming a partner.
- D. Consider the January 13 presentation but provide no specific direction at this time.

* Option A is recommended.

NEXT STEPS

A presentation by a PSRC representative will be made at the January 13 study session. The City Council may ask questions, have discussion, and provide any direction on future City involvement.

Attachments

Exhibit 1: GTC Executive Summary

Exhibit 2: Signatories

Exhibit 3: GTC Brochure

Exhibit 4: Committee Framework

Exhibit 5: Committee Webpage

Exhibit 6: FAQ

Form Review

Inbox	Reviewed By	Date
City Clerk	Scott Passey	01/09/2015 07:10 AM
Mayor	Dave Earling	01/09/2015 07:59 AM

Finalize for Agenda
Form Started By: Shane Hope
Final Approval Date: 01/09/2015

Scott Passey

01/09/2015 08:27 AM
Started On: 01/08/2015 12:09 PM

The Growing Transit Communities Strategy

Executive Summary December 2013



Puget Sound Regional Council

Executive Summary

Our region has a shared vision for a sustainable future that will benefit our people, our prosperity, and our planet. VISION 2040, the central Puget Sound region's long-range plan for growth, transportation, and economic development, describes the commitments, actions, and stewardship needed over many decades by many stakeholders to achieve far-reaching goals. As the region grows to 5 million people — a more than 30 percent increase — by the year 2040, a key goal calls for growth within existing urban areas and especially in compact, walkable communities that are linked by transit.

The region's recent commitments to invest over \$25 billion in high-capacity transit (light rail, bus rapid transit, express bus, streetcar, and commuter rail) present an once-in-a-lifetime opportunity to locate housing, jobs, and services close to these transit investments, and to do so in a way that benefits surrounding communities. A region-wide coalition of businesses, developers, local governments, transit agencies, and nonprofit organizations — the Growing Transit Communities Partnership — spent three years working together to create solutions that will encourage high-quality, equitable development around rapid transit.



The Challenges

Growth, as envisioned in VISION 2040, should benefit all people by increasing economic development and access to jobs, expanding housing and transportation choices, promoting neighborhood

character and vitality, and improving public health and environmental quality. But, this is easier said than done. In particular, this growth may magnify several challenges currently facing the region:

Living in and working in walkable, transit-served communities. Recent market studies show that there is significant unmet demand for housing and jobs located within walking distance of transit. Many people want to live and work in compact, complete, and connected communities, but investments in transit and in transit station areas have fallen behind. Attracting growth to transit communities will require policies to encourage more housing and jobs near transit along with investments in the infrastructure and services for a growing population.

Housing choices for low and moderate income households near transit. Forty-three percent of the region's households make less than 80 percent of the area median income. However, most new market-rate housing that is accessible to transit is unaffordable to these households. With new investment in transit communities, many lower-cost units are at risk of displacement. For the lowest income households, many of whom are transit dependent, the supply of subsidized housing is far short of the need. Building mixed-income communities that meet these needs will require improved strategies to minimize displacement, and preserve and produce diverse housing types affordable to a full range of incomes.

Equitable access to opportunity for all the region's residents. Analysis of indicators across the region reveals that too many people do not have access to education, employment, mobility, health, and neighborhood services and amenities. These community resources are the building blocks that create the opportunity to succeed and thrive in life. Transit communities, with their access to the region's jobs, institutions, and services are critical focal points for achieving greater equity for the region's diverse residents. As these communities grow through public and private investment, equitable development will require targeted community improvements and strategies to connect existing and future residents to greater regional resources.



Why Now?

In the last decade, central Puget Sound voters have approved a series of high-capacity light rail and other transit investments — a commitment of approximately \$25 billion — that will serve the region’s most densely populated and diverse communities for decades to come. These investments present an once-in-a-lifetime opportunity to support and improve existing communities and meet regional goals through strategies to make great places for people to live and work. In order to do this, the region must:

Leverage transit investment to build sustainable communities. Transit investments, such as light rail, streetcars, commuter rail, and bus rapid transit, create value by connecting communities to the larger region. Transit communities are the best opportunity for the region to become more sustainable, prosperous, and equitable.



Create new resources and tools. Current resources available to governmental and non-governmental agencies alike are not enough. New tools and funding sources will be necessary to meet infrastructure, economic development, housing, and other community needs.

Work together across the region and across sectors. It will take collaboration among a wide spectrum of public, private, and nonprofit agencies and organizations working together to promote thriving and equitable transit communities. There are roles for everyone in this process.

The Strategy

How will this all be accomplished? The Growing Transit Communities Strategy calls for regional and local actions that respond to the challenges and opportunities in transit communities and represent major steps toward implementing the growth strategy in VISION 2040. The Strategy was developed by the Growing Transit Communities Partnership, an advisory body of various public, private, and nonprofit agencies and organizations working together to promote successful transit communities. The Growing Transit Communities Partnership, funded by a three-year grant from the federal Partnership for Sustainable Communities and housed at the Puget Sound Regional Council, established three main goals for the Strategy:

- Attract more of the region’s residential and employment growth near high-capacity transit.
- Provide housing choices affordable to a full range of incomes near high-capacity transit.
- Increase access to opportunity for existing and future community members in transit communities.

Toolkit of Strategies and Actions

Twenty-four strategies, guided by a **People + Place Implementation Typology**, constitute the “playbook” for the Growing Transit Communities Strategy. From overarching regional approaches to local and individual actions, together these provide a set of coordinated steps toward ensuring a prosperous, sustainable, and equitable future.

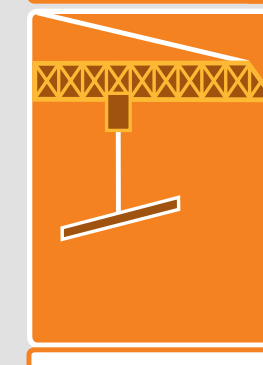
The Strategy presents 24 strategies recommended by the Growing Transit Communities Partnership and includes specific actions for PSRC, transit agencies, local governments, and other regional partners. The recommendations address the three main goals for transit communities. As a whole, the strategies are a call to action for partners across the region to redouble efforts to create great urban places and build equitable communities around transit. Fully recognizing the strong policy foundation embodied in regional and local plans, as well as the innovative work in implementing those plans to date, the Partnership makes these recommendations as a challenge to do more than is being done today.

The Toolkit of Strategies and Actions fall into four groupings:



The **Foundation Strategies** recommend a regional and local framework for ongoing work to support transit communities. Modeled on the relationships and values at the heart of the Growing Transit Communities Partnership, these strategies envision an ongoing regional effort involving a variety of partners and community members in decision making and implementation at all levels.

1. Establish a regional program to support thriving and equitable transit communities.
2. Build partnerships and promote collaboration.
3. Engage effectively with community stakeholders.
4. Build capacity for community engagement.
5. Evaluate and monitor impacts and outcomes.



The **Strategies to Attract Housing and Employment Growth** recommend actions to make great urban places that are attractive to households and businesses, remove barriers to development, and support development in emerging markets.

6. Conduct station area planning.
7. Use land efficiently in transit communities.
8. Locate, design, and provide access to transit stations to support TOD.
9. Adopt innovative parking tools.
10. Invest in infrastructure and public realm improvements.



The **Strategies to Provide Affordable Housing Choices** recommended actions to define and quantify housing needs, preserve existing affordable housing and supply new housing choices, and capitalize on the value created by the private market — enhanced by transit investments — in order to achieve the broadest range of affordability in transit communities.

11. Assess current and future housing needs in transit communities.
12. Minimize displacement through preservation and replacement.
13. Increase housing support transit-dependent populations.
14. Implement a TOD property acquisition fund.
15. Expand value capture financing as a tool for infrastructure and affordable housing.
16. Make surplus public lands available for affordable housing.
17. Leverage market value through incentives.
18. Implement regional fair housing assessment.



The **Strategies to Increase Access to Opportunity** recommend actions to understand regional disparities in access to opportunity, identify existing and potential new resources and tools to meet community needs, and build support for equitable opportunities through education, coalitions, and leadership.

19. Assess community needs.
20. Invest in environmental and public health.
21. Invest in economic vitality and opportunity.
22. Invest in equitable mobility options.
23. Invest in equitable access to high quality education.
24. Invest in public safety in transit communities.

Successful implementation will require shared commitment and collaboration among governments, major stakeholders, and community members. There are roles for many different regional and local partners, each with a distinct jurisdiction, authority, and mission. Consistent with those roles, all are asked to use the Toolkit of Strategies and Actions as a “playbook” for taking action to advance the regional vision of creating thriving and equitable transit communities in a manner that is a best fit to each community.



Consistent with those roles, all are asked to use the Toolkit of Strategies and Actions as a “playbook” for taking action to advance the regional vision of creating thriving and equitable transit communities in a manner that is a best fit to each community.

People + Place Implementation Typology

No two transit communities are alike. Accordingly, there is no one-size-fits-all approach to the strategies that will help a transit community thrive and grow with equitable outcomes for current and future community members. The Strategy presents the People + Place Implementation Typology as a regional framework for local implementation. Working with stakeholders from each of three major light rail corridors, the Growing

Transit Communities Partnership analyzed conditions in 74 study areas as a basis for a set of locally tailored recommendations. Based on indicators of the physical, economic, and social conditions in each transit community, the results of this typology analysis suggest eight Implementation Approaches. Key strategies and investments address the needs and opportunities in different communities, while also advancing regional and corridor-wide goals. The Implementation Approaches and typology analysis are intended to complement and inform existing regional and, especially, local plans as they are implemented, evaluated, and refined in the coming years.



The Next Steps

The Growing Transit Communities Strategy includes a three-part implementation plan to promote thriving and equitable transit communities in the central Puget Sound region. The **Regional Compact** affirms the support of a variety of partners from throughout the region for the Partnership’s work and a commitment to work toward regional goals by implementing the Strategy. The **Toolkit of Strategies and Actions** and the **People + Place Implementation Typology**, as described above and detailed in the body of this report, include 24 recommended strategies, eight implementation approaches, and corridor specific

priorities that will guide an evolving approach to transit communities. The **Individual Work Plans** are local government, agency, or organization specific work plans, to be developed individually and in consultation with PSRC staff, which define short- and medium-term actions that can implement the Strategy. The nature and format of the Individual Work Plans will vary to reflect the diversity of public and private partners, legislative and decision-making processes, and actions adopted.

By working together, the central Puget Sound region can achieve its vision for a sustainable future that advances our people, our prosperity, and our planet. The Growing Transit Communities Strategy lays out essential tools and actions to get us there.

THE PLEDGE
REGIONAL COMPACT

THE PLAYBOOK
TOOLKIT & TYPOLOGY

THE PLAN
INDIVIDUAL WORKPLANS

American with Disabilities Act (ADA) Information:

Individuals requiring reasonable accommodations may request written materials in alternate formats, sign language interpreters, physical accessibility accommodations, or other reasonable accommodations by contacting the ADA Coordinator, Thu Le at 206-464-6175, with two weeks advance notice. Persons who are deaf or hard of hearing may contact the ADA Coordinator, Thu Le through TTY Relay 711.

Puget Sound Regional Council



Additional copies of this document may be obtained by contacting:
Puget Sound Regional Council
Information Center
1011 Western Avenue, Suite 500
Seattle, Washington 98104-1035

PHONE 206-464-7532

FAX 206-587-4825

EMAIL info@psrc.org

WEBSITE psrc.org

Funding for this document provided in part by member jurisdictions, grants from U.S. Department of Transportation, Federal Transit Administration, Federal Highway Administration and Washington State Department of Transportation. PSRC fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. For more information, or to obtain a Title VI Complaint Form, see <http://www.psrc.org/about/public/titlevi> or call 206-587-4819.

Puget Sound Regional Council

Puget Sound Regional Council • 1011 Western Ave, Suite 500 • Seattle, WA 98104 • 206-464-7090

[Home](#) » [Growth Management](#) » [Growing Transit Communities](#) » [Growing Transit Communities Strategy](#) » Compact Signatories

GROWTH MANAGEMENT

VISION 2040

Centers

Plan Review

Tools and Resources

Growing Transit Communities

About

Committees

Strategy

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Existing Conditions

Housing Affordability

Public Involvement & Events

Social Equity

People + Place Typology

Housing

Planning for Whole
Communities

Industrial Lands

Regional Food Policy

Stormwater Management

Growth Management Policy
Board

Growing Transit Communities Compact Signatories

(Current as of January 7, 2015)

Local Jurisdictions

Bellevue

Everett

King County

Kirkland

Mercer Island

Mountlake Terrace

Pierce County

Redmond

Renton

SeaTac

Seattle

Snohomish County

Shoreline

Tacoma

Tukwila

Other Public Agencies

A Regional Coalition for Housing – ARCH

Capitol Hill Housing

King County Housing Authority

Puget Sound Regional Council

Seattle Housing Authority

Sound Transit

Tacoma Housing Authority

Tacoma-Pierce County Board of Health

University of Washington

Non-Governmental Organizations

Affordable Housing Consortium of Tacoma-Pierce County

Bellwether

Cascade Bicycle Club

Enterprise Community Partners

Feet First

Forterra

Futurewise

HomeSight

Housing Consortium – Everett and Snohomish County
Housing Development Consortium – Seattle and King County
Impact Capital
OneAmerica
Puget Sound SAGE
Quality Growth Alliance
Regional Equity Network
Transportation Choices Coalition

Growing Transit Communities



More Transit is Coming!

The central Puget Sound region will invest over \$25 billion in high-capacity transit in the coming decades. That means more light rail, bus rapid transit, express buses, streetcars and commuter rail.

We're Getting Ready!

The Growing Transit Communities Partnership is a region-wide coalition of businesses, developers, local governments, transit agencies, and nonprofit organizations working together to create great communities around rapid transit.

What are Equitable Transit Communities?

Equitable transit communities are transit-served neighborhoods that provide housing and transportation choices, a mix of services, amenities and businesses, and greater social and economic opportunity for current and future residents.

Successful communities are created through inclusive planning and decision-making, resulting in development that accommodates future residents and jobs, increases opportunity for existing communities, and enhances public health.

How Can the Region Create Equitable Transit Communities?

Three Program Goals:

- Attract more of the region's housing and job growth near high-capacity transit.
- Provide affordable housing near transit.
- Increase access to opportunity for existing and future members of transit communities.



What We've Accomplished

The Growing Transit Communities Partnership created the **Growing Transit Communities Strategy**, an action framework for partners across the region. The Strategy builds on the many products of the Growing Transit Communities work program, including:

Corridor-Based Planning

- **Growing Transit Communities Compact**, with numeric goals for growth and affordability in the region's transit station areas, and an ongoing commitment to collaboration and action.
- **Toolkit of Recommended Strategies and Actions** with a range of overarching regional approaches to local and individual actions, providing a set of coordinated steps.
- **People + Place Implementation Typology** to link strategies and investments to transit communities based on current needs and opportunities.
- Comprehensive **Existing Conditions Report** and **Transit-Oriented Development Market Study** for 74 transit communities across the region.

A Regional Equity Network

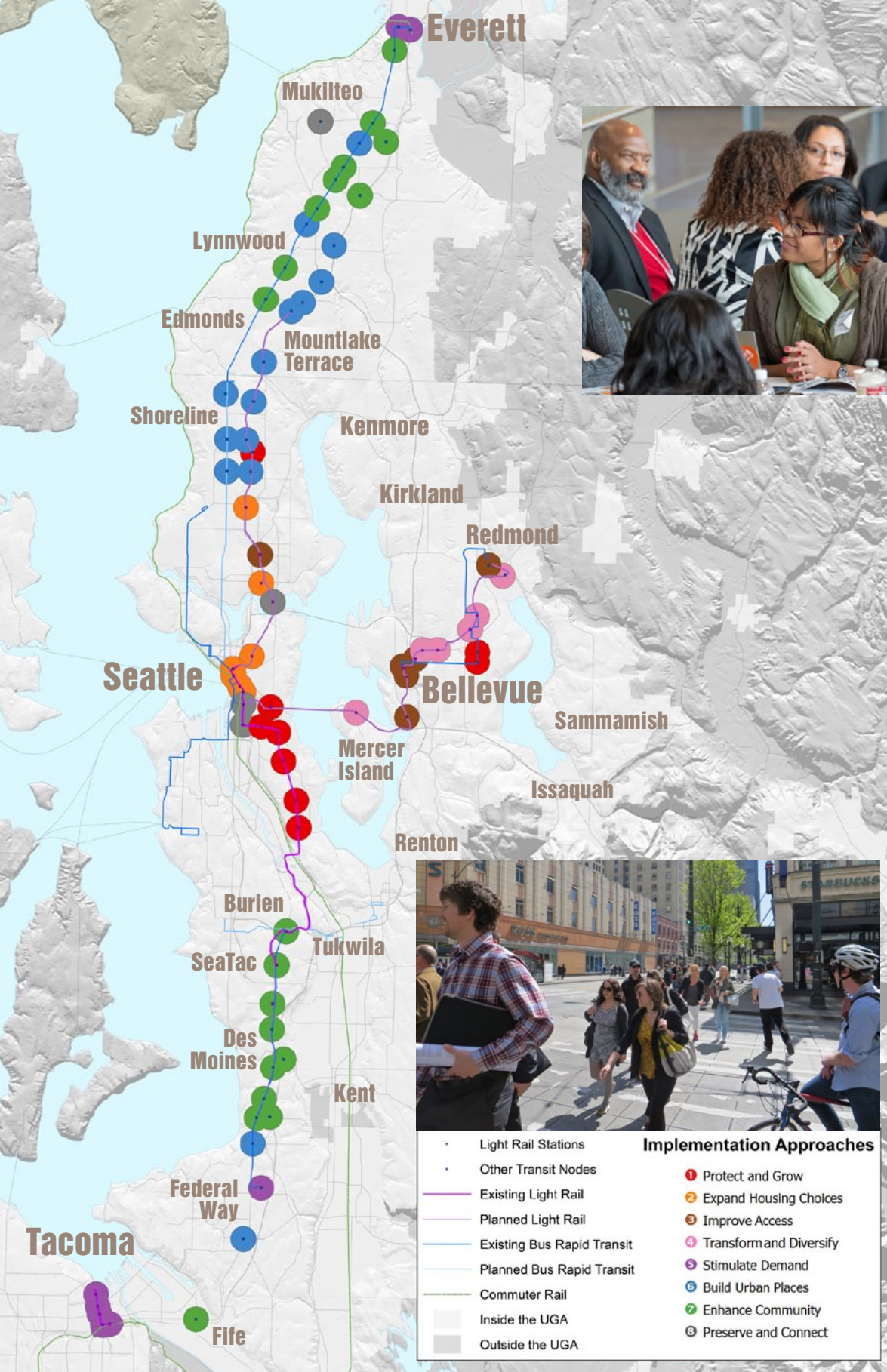
- Cross-sector stakeholder body — the **Equity Network** — to provide a forum and expertise on equitable development principles and strategies.
- Comprehensive regional **Opportunity Mapping**: "Equity, Opportunity, and Sustainability in the Central Puget Sound Region."
- 54 **Capacity-Building Grants** totaling \$450,000 to 43 community-based organizations to support engagement, outreach, organizing, and research.
- Two-day **Puget Sound Equity Summit** that brought together over 400 community members, activists, and representatives of the public and private sector.

Affordable Housing Tools

- White paper and business plan for a **Regional Equitable Development Initiative (REDI)** fund to encourage affordable housing preservation and production near transit.
- Regional **Fair Housing Equity Assessment** to identify barriers to fair housing choice across the central Puget Sound region, and regional strategies to address them.
- White paper and draft legislation on an **Equitable Value-Capture Financing Tool** to fund local infrastructure investments to support growth and affordable housing.
- Inventory of **Publicly Owned Lands** in transit communities and recommendations for use of surplus lands.
- Regional **Subsidized Housing Database** mapping all publicly-supported and owned housing units in the region.

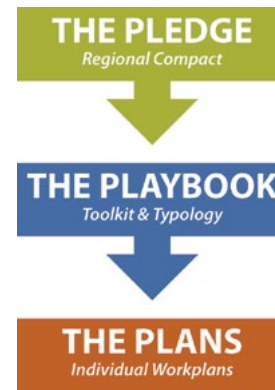
Innovative Demonstration Projects

- **Area-wide Environmental Impact Statement** and **Subarea Plan** for Tacoma's South Downtown neighborhood.
- **Urban Design Framework** and **Healthy Transit Communities Principles** for Seattle's Northgate station area and urban center.
- Best Practices and **Implementation Support** for East Link station areas in Bellevue and Redmond, taking the next steps to implement station area plans.



Three-Part Framework for Action

The Growing Transit Communities Strategy includes three steps to promote thriving and equitable transit communities in the central Puget Sound region. The **Regional Compact** affirms the support of a variety of partners from throughout the region for the Partnership's work and a commitment to work



toward regional goals by implementing the Strategy. The **Toolkit of Strategies and Actions** and the **People + Place Implementation Typology** include 24 recommended strategies, eight implementation approaches, and corridor specific priorities that will guide an evolving approach to transit communities. **Individual Work Plans** are local government, agency, or organization specific work plans which define short- and medium-term actions that can implement the Strategy.

A Toolkit of TWENTY-FOUR Strategies

The Toolkit presents 24 strategies with 228 specific actions for agencies, local governments, and other regional partners. As a whole, the Toolkit is a call to action for partners across the region to intensify efforts to create great urban places and build equitable communities around transit.

Foundation Strategies

1. Establish a regional program to support thriving and equitable transit communities.
2. Build partnerships and promote collaboration.
3. Engage effectively with community stakeholders.
4. Build capacity for community engagement.
5. Evaluate and monitor impacts and outcomes.

Attract Growth

6. Conduct station area planning.
7. Use land efficiently in transit communities.
8. Locate, design, and provide access to transit stations to support TOD.
9. Adopt innovative parking tools.
10. Invest in infrastructure and public realm improvements.

Housing Choices

11. Assess current and future housing needs in transit communities.
12. Minimize displacement through affordable housing preservation and replacement.
13. Increase housing resources to support transit-dependent populations.
14. Implement a TOD property acquisition fund.

Access to Opportunity

15. Expand value capture financing as a tool for infrastructure and affordable housing.
16. Make surplus public lands available for affordable housing.
17. Leverage market value through incentives for affordability.
18. Implement recommendations of regional fair housing assessment.
19. Assess community needs.
20. Invest in environmental and public health.
21. Invest in economic vitality and opportunity.
22. Invest in equitable mobility options.
23. Invest in equitable access to high quality education.
24. Invest in public safety in transit communities.

Implementation

Eight Implementation Approaches

There is no one-size-fits-all approach for the strategies that will help a transit community thrive and grow. The **People + Place Implementation Typology** is a regional framework for local action with eight unique approaches that identify appropriate implementation strategies.

Big Tent of Partners

It will take collaboration among a wide spectrum of public, private, and nonprofit agencies and organizations working together to promote thriving and equitable transit communities. Signing on to the Growing Transit Communities Compact demonstrates a commitment to working collaboratively toward common goals for the region's transit station areas. By working together, the central Puget Sound region can achieve its vision for a sustainable future that advances our people, our prosperity, and our planet.



Puget Sound Regional Council
1011 Western Ave., Suite 500 • Seattle, WA 98104
206-464-7090 • psrc.org • December 2013

**REGIONAL Transit Oriented Development (TOD) ADVISORY COMMITTEE
PUGET SOUND REGIONAL COUNCIL**

Amended and Approved by Growth Management Policy Board March 6, 2014

Purpose

The Growing Transit Communities (GTC) Strategy calls for the creation of a standing TOD Advisory Committee of regional stakeholders from a range of public and private sectors. The purpose of the Committee is to advance the GTC Strategy through ongoing guidance to PSRC and other agencies and organizations on implementation, coalition building within the region, and support for state and federal legislation and funding needed to create and sustain thriving and equitable transit communities in the region. The Committee has a leadership role, advising other PSRC committees and policy boards on policies and programs related to TOD implementation across the region.

Relationship to other PRSC Committees and Policy Boards

The Committee will serve in an advisory capacity to the Growth Management Policy Board (GMPB) and will be co-chaired by at least one member of the GMPB. The Committee will provide regular briefings to the Transportation Operators Committee, the Transportation Policy Board, and other PSRC Committees and Boards as appropriate. The Committee is not a PSRC policy-making board.

Subcommittees

The Committee may create working subcommittees with additional members to work on specific issues. At the discretion of the Committee, the subcommittees will dissolve when the work is completed.

Meeting Schedule

The Committee will meet at least four times a year on a day and time to be determined. Additional meetings may be scheduled by the Committee as needed.

Membership

The Committee will be composed of representatives from governmental and nongovernmental organizations that have signed the GTC Regional Compact. The Regional Compact pledges an ongoing commitment to work together to accommodate more growth near transit investments, provide more housing choices near transit, and increase access to opportunity for current and future members of transit communities. The Regional Compact calls for the formation of the Advisory Committee as an ongoing mechanism for collaboration between Compact signatories and a forum for furthering the region's goals for transit communities.

There are currently 26 signatories to the Compact, including local jurisdictions, transit agencies, housing authorities, public institutions, regional coalitions, advocacy groups, and community-based organizations. Each signatory may designate one representative and one alternative to serve on the Committee. As the number of signatories grows over time, the Committee may choose to implement rotating memberships or voting provisions to ensure a balance between governmental and nongovernmental representation.

Additional at large members and ad hoc subcommittee members can be included as needed with expertise in specific domains related to transit-oriented development.

Members are expected to attend the regularly scheduled meetings and contribute expertise and knowledge, conduct committee work to accomplish goals in between meetings.

Recommendations

The Committee seeks to identify all sides of key issues. Recommendations are reached through consensus. When the Committee is not able to reach consensus, minority positions may be presented to the policy boards, along with the position with majority support from the Committee.

Leadership

The Committee will have two co-chairs. One co-chair must be an elected official representing a local jurisdiction or other public agency. One co-chair must represent a non-governmental private or non-profit organization. At least one co-chair must be a member of the Growth Management Policy Board.

Puget Sound Regional Council

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- FAST Corridor
- Growing Transit Communities
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- Interagency Data Group
- Land Use Technical Advisory Committee
- Model Users Group
- Regional Food Policy Council
- Regional Freight Mobility Roundtable
- Regional FTA Caucus
- Regional Project Evaluation Committee
- Regional Staff Committee
- Regional Technical Forum
- Regional Traffic Operations Committee
- Regional Transit-Oriented Development Advisory Committee
- Special Needs Transportation Committee
- TDM Steering Committee
- Transportation 2040 Finance Working Group
- Transportation 2040 Monitoring Ad Hoc Committee
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Regional Transit-Oriented Development Advisory Committee

The Regional Transit-Oriented Development (TOD) Advisory Committee advances the Growing Transit Communities Strategy through ongoing guidance to PSRC and other agencies and organizations on implementation, coalition building within the region, and support for state and federal legislation and funding needed to create and sustain thriving and equitable transit communities in the region. [\[More information...\]](#)

Next Meeting

February 6, 2015 • 10:00 a.m. – 12:00 p.m.

PSRC Board Room

1011 Western Ave, 5th Floor, Seattle

[Past Meeting Summaries and Presentations](#)

Contacts:

Sara Maxana, 206-971-3288

Michael Hubner, 206-971-3289

Members

Councilmember John Stilin, Redmond - *Co-Chair*

Sarah Lewontin, Bellwether Housing - *Co-Chair*

Councilmember Tony Anderson, SeaTac

Councilmember Jay Arnold, Kirkland

Andrew Austin, Transportation Choices Coalition

Connie Brown, Tacoma / Pierce County Affordable Housing Consortium

Leda Chahim, Forterra

Councilmember John Chelminiak, Bellevue

Dr. Anthony Chen, Tacoma-Pierce County Board of Health

Devin Culbertson, Enterprise Community Partners

Ryan Dicks, Pierce County

Theresa Doherty, University of Washington

Councilmember Allan Ekberg, Tukwila

Hilary Franz, Futurewise

Brock Howell, Cascade Bicycle Club

Ric Ilgenfritz, Sound Transit

David Killingstad, Snohomish County

Marty Kooistra, Housing Development Consortium Seattle-King County

MORE INFORMATION

[Committee Description](#)

[GTC Strategy](#)

[GTC Regional Compact](#)

[Compact Signatories](#)

MONTHLY HOT SHEET

[December 2014](#)

[November 2014](#)

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[July 2014](#)

Councilmember Jane Meyer-Brahm, Mercer Island
Michael Mirra, Tacoma Housing Authority
Councilmember Mike O'Brien, Seattle
Judith Olsen, Impact Capital
Randall Olsen, Quality Growth Alliance
Chris Persons, Capitol Hill Housing
Lisa Quinn, FeetFirst
Councilmember Chris Roberts, Shoreline
Councilmember Paul Roberts, Everett
Rebecca Saldaña, Puget Sound Sage
Lauren Smith, King County
Mark Smith, Housing Consortium of Everett & Snohomish County
Rich Stolz, OneAmerica
Tony To, Regional Equity Network
Stephanie Van Dyke, Seattle Housing Authority
Councilmember Bryan Wahl, Mountlake Terrace
Dan Watson, King County Housing Authority
Deputy Mayor Victoria Woodard, Tacoma
TBD, Bellevue

Alternates

Jeff Aken, Cascade Bicycle Club
Chris Arkills, King County
Councilmember Scott Bader, Everett
Lauren Craig, Puget Sound Sage
Councilmember Will Hall, Shoreline
Jesse Hamashima, Pierce County
John Hempelmann, Quality Growth Alliance
Ken Katahira, Snohomish County
Tory Laughlin Taylor, Bellwether Housing
M.A. Leonard, Enterprise Community Partners
Councilmember Kyoko Matsumoto Wright, Mountlake Terrace
Michael Mirra, Tacoma / Pierce County Affordable Housing Consortium
Trinity Parker, Sound Transit
Kristin Pula, HomeSight
Kelly Rider, Housing Development Consortium Seattle-King County
Steven Shain, Seattle
Councilmember Byron Shutz, Redmond
Skip Swenson, Forterra
Councilmember Lauren Walker, Tacoma
Councilmember Benson Wong, Mercer Island

More Information

The committee comprises representatives from governmental and nongovernmental organizations that have signed the Growing Transit Communities Regional Compact—a pledge of ongoing commitment to work together to accommodate more growth near transit investments, provide more housing choices near transit, and increase access to opportunity for current and future members of transit communities.

The committee serves in an advisory capacity to the Growth Management Policy Board and meets quarterly on the second Friday of the month.



The Growing Transit Communities Strategy

Frequently Asked Questions

What is the Growing Transit Communities Partnership?

The Growing Transit Communities Partnership is an advisory body of diverse public, private, and nonprofit agencies and organizations working together to promote successful transit communities. The Partnership is funded by a three-year grant from the federal Partnership for Sustainable Communities and is housed at the Puget Sound Regional Council. The Partnership is developing recommendations for best practices and new tools and resources to address three overarching goals that advance adopted regional policy:

- **Attract more of the region's residential and employment growth near high-capacity transit**
- **Provide housing choices affordable to a full range of incomes near high-capacity transit**
- **Increase access to opportunity for existing and future community members in transit communities**

Why equitable transit communities?

Building communities around high-capacity transit is a key strategy to promote a more sustainable, prosperous, and equitable central Puget Sound region. However, if current trends in residential and commercial development continue, the region will fall short of its goals to grow vibrant mixed-use centers. If growth does not address the needs of households and small businesses for affordable housing and commercial space, they will be displaced and excluded from the benefits of regional investment. If public improvements in transit communities do not make employment, education, healthy neighborhoods, and other opportunities more accessible to all households regardless of race, income, or national origin, then the region will have lost a chance for a more equitable future.

Why a coordinated regional effort?

While the region is already a recognized national leader on planning for sustainable development, the ongoing investment of more than \$15 billion in light rail and other forms of transit requires bold, coordinated action to ensure the greatest value from these investments is realized. Success means creating a region that can compete globally for jobs and investment, and is well positioned to attract scarce state and federal funds for transportation and community development. Success also means providing the tools, resources, and public support necessary to achieve a regional vision where compact growth, improved transit connections, and a range of community investments provide benefits fairly to all.

What is the Growing Transit Communities Strategy? How will it be implemented?

The Growing Transit Communities Strategy is a three-part implementation plan to promote thriving and equitable transit communities in the central Puget Sound region.

THE PLEDGE: *Regional Compact*

The **Regional Compact** affirms support for the Partnership's work and a commitment to work toward regional goals by implementing the Strategy. The Compact calls for a continuing regional effort involving the region's diverse partners. The Compact does not obligate partners to implement all recommendations, but rather to consider and adopt tools that fit best with community needs and available resources.

THE PLAYBOOK: *Recommendations & Typology*

The **Recommended Strategies and Actions** include 24 detailed recommendations that identify actions for public, private, and nonprofit partners. The strategies identify effective transit community development approaches, shaped by input from experts and the Partnership's corridor task forces and advisory committees. The strategies vary for different types of communities.

THE PLANS: *Individual Workplans*

The **Individual Workplans** are local government, agency, or organization specific work plans which define short- and medium-term actions that can implement the Strategy. The nature and format of the Workplans will vary to reflect the diversity of public and private partners, legislative and decision making processes, and actions adopted.

How do the Growing Transit Communities recommendations relate to state or regional policies and requirements?

The recommendations do not create new mandates for partners across the region; rather, they identify tools, resources, and incentives to help partners carry out what is already adopted regional policy in VISION 2040 and Transportation 2040, and in state requirements of the Growth Management Act. The Partnership's recommendations have been developed for regional and local governments, as well as a range of private, non-profit, and community partners. Adoption of the Partnership's recommendations will depend on appropriate legislative or board approval.

Is this just about light rail stations?

By promoting transit ridership, sustainable patterns of development, and equitable social outcomes, the Growing Transit Communities Strategy benefits the entire region. The Partnership has focused on 74 transit communities along the region's three long-range light rail corridors identified in Transportation 2040. This includes portions of 16 cities (Everett, Lynnwood, Mountlake Terrace, Shoreline, Seattle, Mercer Island, Beaux Arts Village, Bellevue, Redmond, Tukwila, SeaTac, Kent, Des Moines, Federal Way, Fife, and Tacoma) and three counties (Snohomish, King, and Pierce). Other important transit nodes also exist throughout the region. Future work will expand the approaches developed by the Partnership to additional transit communities not in the three light rail corridors.

What is the Transit Community Typology and how does it guide implementation?

From the outset, the Partnership recognized that one set of strategies cannot address the diversity of communities that currently exist or are planned around the region's high-capacity transit investments. For this reason, the Growing Transit Communities Partnership has developed a *People + Place Implementation Typology* to link key implementation strategies to transit communities based on characteristics of the existing community. The Typology resulted in eight different types, each with priority strategies, that demonstrate the varying needs and opportunities present in different transit communities across the region.

Do the recommendations include updates to VISION 2040, Transportation 2040 or the Regional Economic Strategy?

The focus of the Growing Transit Communities Strategy is to develop tools and resources to help carry out existing regional policy. One first step will be integrating regional data and tools developed under this grant with the minor update to Transportation 2040 currently underway. As implementation of the Strategy proceeds in the coming years, PSRC may consider further refining or adding detail to its policies and plans to advance regional goals for transit communities. Any such amendments or policy changes will be subject to PSRC board approval.

Will the Growing Transit Communities Strategy affect project funding or plan certification through PSRC?

Transportation project funding can be an effective tool to support transit communities in the region. The Partnership has identified key infrastructure needs as well as opportunities to reward implementation of best practices throughout the region. The Strategy suggests adding greater detail or additional points to the current funding criteria used for competitive regionally-managed transportation funds or refinements to the local comprehensive plan certification review criteria. Adoption of changes to project funding or plan certification criteria would be subject to PSRC board approval.

What is the timeline for implementation?

The Partnership's Oversight Committee has authorized release of the draft Growing Transit Communities Strategy for public comment in May 2013, with final adoption scheduled for summer 2013. Growing Transit Communities staff will work with Consortium Members and other regional partners on the Regional Compact and the Local Implementation Agreements through the end of 2013. Looking beyond the end of the grant period in early 2014, implementation will continue through regional and local work plans.



For more information, please contact Program Manager Ben Bakkenta at 206-971-3286 or bbakkenta@psrc.org.

April 29, 2013

City Council Meeting**Meeting Date:** 01/13/2015**Time:** 15 Minutes**Submitted By:** Michael Clugston**Department:** Planning**Type:** Forward to Consent**Information****Subject Title**

Review of Shaw Lane final plat at 8620 218th St. (File # PLN20120043)

Recommendation

Review final plat documents and, since the plat meet the requirements, provide direction to schedule approval of the Shaw Lane Final Plat as a January 20 Consent Calendar item. Alternatively, the Council may direct it to be on the regular January 20 Council agenda for action.

Previous Council Action

None

Narrative

Final plats are Type IV-A decisions made by Council according to Chapters 20.01 and 20.75 ECDC. If the Council finds that the public use and interest will be served by the proposed subdivision and that all requirements of the preliminary approval have been met, the final plat shall be approved and the mayor and city clerk shall sign the statement of city council approval on the final plat. Council approval of the final plat constitutes acceptance of all dedications shown on the final plat.

Echelbarger Investments received preliminary plat approval, with conditions, for the six-lot Shaw Lane plat on March 28, 2013. The Hearing Examiner's decision and the associated staff report are included as Exhibits 1 and 2. The approved preliminary plat can be seen at Attachment 2 of Exhibit 2 and the conditions of approval at page 9 of Exhibit 1. A private cul-de-sac road (86th Place West) was proposed by the applicant along with internal sidewalks, a stormwater detention vault, and frontage improvements at 218th Street.

Following preliminary approval, the applicant received approval of civil subdivision improvement plans on February 24, 2014. Those plans are attached as Exhibit 3.

The final plat for Shaw Lane is attached as Exhibit 4. As a condition of preliminary approval, a 10-foot street dedication was required on the south side of 218th Street to increase the right-of-way to 50 feet in that location. This can be seen on Sheet 2. In addition, an easement is granted to the City of Edmonds to allow inspection of the stormwater facility on Lot 1. The private road and other facilities will be maintained by a homeowners association established by the applicant. A copy of the Conditions, Covenants and Restrictions documents is included as Exhibit 5.

Echelbarger Investments submitted a cover letter with the final plat indicating they have satisfied all of

the requirements of the preliminary plat approval (Exhibit 6). Staff has verified that most of the construction improvements have been completed, but not all (Exhibit 7). A performance bond in the amount of \$273,722.42 has been posted to ensure completion of all public right-of-way and private stormwater improvements consistent with the approved plans, City codes and standards. Prior to recording of the plat, all required improvements shall be constructed and accepted by the City or an additional performance bond will need to be posted to reflect the cost of all required improvements. This performance bond would provide surety that all required improvements would be completed within 12 months of recording of the plat. Upon completion of the required improvements, maintenance bonds will be posted as required.

At this time, a draft approval resolution is being reviewed by the City Attorney. The final resolution will be attached to the January 20 agenda memo as will a copy of the final plat documents with the required City approvals.

Attachments

Exhibit 1 - Hearing Examiner's preliminary plat decision

Exhibit 2 - Preliminary plat staff report and attachments

Exhibit 3 - Shaw Lane civils

Exhibit 4 - Shaw Lane final plat

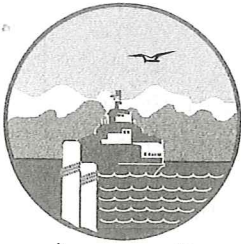
Exhibit 5 - Shaw Lane CCRs

Exhibit 6 - Final cover letter

Exhibit 7 - Engineering memo

Form Review

Inbox	Reviewed By	Date
City Clerk	Scott Passey	01/08/2015 07:01 AM
Mayor	Dave Earling	01/08/2015 11:13 AM
Finalize for Agenda	Scott Passey	01/08/2015 11:18 AM
Form Started By: Michael Clugston		Started On: 01/06/2015 08:59 AM
Final Approval Date: 01/08/2015		



CITY OF EDMONDS

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HEARING EXAMINER

BEFORE THE HEARING EXAMINER FOR THE CITY OF EDMONDS

Phil Olbrechts, Hearing Examiner

RECEIVED
APR 01 2013
PLANNING DEPT.
DAVE EARLING
MAYOR

RE: Shaw Lane Plat Preliminary Plat PLN20120043	FINDINGS OF FACT, CONCLUSIONS OF LAW AND FINAL DECISION
---------------------------------------------------------------	--------------------------------------------------------------------

INTRODUCTION

The applicant is proposing a six lot preliminary plat for a 1.45 acre parcel located at 8620 218th St. SW. The proposed preliminary plat is approved subject to conditions.

ORAL TESTIMONY

Mike Clugston, Edmonds planner, stated that the Staff Report recommended the subdivision, six lots on 1.45 acres on 218th Street, be approved with an addition. The general area is zoned as RS-8, which means lots have to be a minimal 1,000 square feet. The ground is generally level, and there is residential landscaping grass. The lot layout itself is shown in attachment two of the staff report, in which you can see six lots with a proposed private road off 218th Street Southwest that the owners would access.

Mr. Clugston explained that, with respect to the comprehensive plan, the site is designated as single-family urban one, and that portion in the comprehensive plan identifies large lots like this one that have been redeveloped over time, met new zoning requirements, and been approved. An environmental review was required, and the applicant submitted a checklist. On February 28, the city issued a determination of non-significance based on the fact that there were not going to be any environmental impacts that could not be adequately mitigated with the existing development regulations. The lots also need to comply with zoning ordinance ECDC 16.20, the single-family zoning chapter, and he said each proposed lot meets the requirements for lot area as well as lot width, which is in page four of the staff report. Setbacks and structural lot coverage will be determined going forward, and this is summarized on pages four and five of the staff report.

Exhibit 1

1 Mr. Clugston said the plat must meet with the subdivision requirements of ECDC
2 20.75; there are four criteria that need to be met. The first is whether the proposed
3 subdivision retains environmental resources. In this case, the area is fairly level, and
4 there are no steep slopes, streams, wetlands, etc.; the only environmental features on
5 the sites are the existing trees. Additionally, plans concerning storm water will be
6 submitted after the preliminary development plan is approved, and attachment seven
7 contains the engineering requirements for storm water as well as the road, sidewalks,
8 etc. Improvements will include new sidewalks built to code, and the proposed private
9 road will meet the same requirements.

10 Mr. Clugston testified that, as far as critical areas, the area is largely vacant, and in
11 2012 a waiver was granted from further critical area study, because as he noted
12 above, the area does not contain any steep slopes, streams, wetlands, etc. The city is
13 required to give public notice for Type IIIB permits such as this, and notice of this
14 application was given on January 9, 2013 and notice of the hearing was given on
15 February 28, 2013. The city received three comments from the public regarding the
16 development plan. The first, from Mary Olsen, was concerned about whether 218th
17 street could handle additional cars given the width of the street as well as the lack of
18 sidewalks and of storm drains. He noted that the lots would actually improve the
19 area by adding sidewalks on the street. The city received other comments from two
20 families across the street from the plat, the Connelly's and Pat Helper, regarding the
21 trees on the eastern portion of the plot that they wanted to be removed. Generally, the
22 city likes to remove as few trees as possible. In this case, however, the trees adjacent
23 to the Connelly property are becoming hazards, and the trees adjacent to the Helper
24 property are on the property line, thus these trees could be removed if the Hearing
25 Examiner believes that is reasonable.

When Hearing Examiner asked, Mr. Clugston clarified that schools were located to
the east of the subdivision. Because the schools were within one mile, students would
have to walk. 218th Street is a little dicey because there were not crosswalks or
sidewalks until 84th Street. The lots have requirement improvement on the frontage,
but the rest of the frontage until 218th Street meets 84th Street is pretty much open
ditch and a narrow paved area that is dicey for students to walk; this is about a block,
or three hundred feet.

The Hearing Examiner asked whether the trees would become more dangerous in the
case that the development removed root support or something along those lines. Mr.
Clugston explained that, normally, the city would try to retain trees on the property
line, and roots would be protected during development. The Hearing Examiner asked
why the proposed road is private rather than public. Mr. Clugston was not aware why
the proposed road is private rather than public, but said that information should be in
the Public Works Standards.

Jean McConnell, engineering program manager, testified that there is no specific
language in the Public Works section in the code that talks about when the road
would or would not be dedicated to the city. Staff determined there was not a need for

1 public utilities in that area, because the lot owners could maintain the sewer system,
2 the water system, and the storm system, and the fire department determined that the
3 road did not require a hydrant. She added that specific concerns about private roads
4 have not been brought to the city before, and, because the city has limited resources
5 for roads, having a road be public is not necessarily a guarantee that the road will be
6 any better maintained than one under private control.

7
8 In response to further examiner questions, Mr. McConnell said that smaller
9 subdivisions are not required to have a circular cul-de-sac; you only have to have a
10 circular one if there are at least ten lots. In the planned subdivision for six lots, most
11 vehicles, including a fire vehicle, should be able to turn around easily by backing up.

12 **Applicant**

13 Mr. Todd Echelbarger, Echelbarger Investments, stated that he concurs with the Staff
14 Report and the recommendations for approval. He said that, as far as trees are
15 concerned with the neighbours, there would be no problem to remove those.
16 Additionally, the private road is built to the exact same standard as a public road.

17 **Public Comment**

18 Mr. Michael Connelly said that his family lives adjacent to the southeast corner of the
19 property, and he was the one that submitted the comment to the city about two trees
20 that he wants to be removed. He explained that the trees have been topped previously,
21 but they have multiple branches, and the one nearest to their house has already caused
22 damage with falling debris, and the other one is equally in bad shape. He brought
23 photographs. He said his family is fine with the project; they simply want to feel a
24 little safer in their home.

25 Mr. Alan Rutledge asked about the house removal and whether that was one hundred
percent certain.

Staff Rebuttal

Mr. Clugston stated that they have proposed to remove the house.

EXHIBITS

Attachments 1-21 identified at page 10 of the staff report were admitted into the
record as Exhibits 1-21. In addition, the following exhibits were also admitted during
the hearing:

Exhibit 22 A letter from PUD dated March 6, 2013

Exhibit 23 Photographs from Mr. Connelly featuring the trees closest to his house

1 **FINDINGS OF FACT**

2 **Procedural:**

- 3 1. Applicant. The applicant is Eichelbarger Investment LLC.
- 4
- 5 2. Hearing. The Hearing Examiner conducted a hearing on the application
- 6 on March 14, 2013 at 3:00 p.m. at the Edmonds Public Safety Complex in the Council Chambers.

7 **Substantive:**

- 8 3. Site/Proposal Description. The applicant is proposing a six lot preliminary
- 9 plat for a 1.45 acre parcel located at 8620 218th St. SW. The subject site is generally
- 10 level. Vegetation on the parcel consists of typical residential landscaping, including
- 11 grass, ornamental trees, and shrubs . There are also a number of larger evergreen and
- 12 deciduous trees on the parcel which contribute to a mature site appearance.

13 The following table summarizes the minimum required lot area for newly

14 created parcels in the RS-8 zone (in square feet):

	Required Lot Area	Proposed Gross	Proposed Net
Lot 1	8,000	9,976	9,976
Lot 2	8,000	8,170	8,170
Lot 3	8,000	9,909	9,909
Lot 4	8,000	9,555	9,555
Lot 5	8,000	8,475	8,475
Lot 6	8,000	8,257	8,257
Tract 999	-	-	7,070

15

16

17

18

19

20 The following table summarizes the minimum required lot width for parcels in the

21 RS-8 zone (distances in feet):

	Required Lot Width	Proposed Lot Width
Lot 1	70	86
Lot 2	70	86
Lot 3	70	81.5
Lot 4	70	81.5
Lot 5	70	87
Lot 6	70	87

1
2
3 4. Characteristics of the Area. The subject property is surrounded by
4 similarly zoned and developed lots with the exception of the large church parcel to
the south.

5 5. Adverse Impacts. There are no significant adverse impacts created by the
6 proposal. There are no critical areas on or close to the project site.

7 Public concerns have been raised about the adequacy of SW 218th, with assertions
8 agreed upon by staff that the road is narrow and that there are no sidewalks along
9 portions of the road, as discussed in more detail in FOF No. 6 below on walking
10 conditions to and from school. Sidewalks will be constructed along the frontage of
11 SW 218th street that will provide for safe pedestrian passage at that location. As
noted in the staff report, the City cannot legally require the applicant to construct
sidewalks along other portions of SW 218th so that is the most that can be done to
address the situation.

12 A couple other adjoining property owners requested that trees be removed that are
13 located along their property line where it adjoins the proposal's boundaries. From the
14 testimony provided by staff it does not appear that the proposal will be creating a
15 need to remove the trees by disrupting their root systems or otherwise making them
16 more dangerous or more of a nuisance to the adjoining property owners. Since the
17 City can only impose mitigation measures for adverse impacts created by the
18 proposal, the City cannot mandate the removal of the trees. However, to the extent
that the City's tree retention requirements are read to encourage the retention of the
trees, this decision will authorize their removal. Given that the applicant has stated he
is willing to remove the trees, it appears likely that the adjoining property owners will
be accommodated. Impacts to infrastructure are addressed in FOF No. 6.

19 The staff report notes that there are no hazardous conditions on the site and that views
20 will not be adversely affected by the proposal. There is no evidence or reasonable
inference that can be made to the contrary.

21 6. Adequacy of Infrastructure and Public Services. As conditioned by this decision,
22 adequate infrastructure will serve development as follows:

23 • Drainage: The city's drainage standards impose detailed requirements that
24 mandate that the development maintain pre-development off-site stormwater flow
25 volumes and velocities. Consequently, no adverse impacts to adjoining properties are
anticipated. A preliminary drainage assessment, Ex. 8, has been completed for the
project and reviewed by engineering staff. This preliminary assessment helps assure
that the general preliminary plat design can accommodate the stormwater facilities
necessary to control drainage and more detailed engineering and construction of
required improvements will be installed prior to approval of the final plat. The

1 assessment proposes an underground wet vault in the northwest corner of the plat that
2 will provide controlled release of the developed runoff into an existing public
3 stormwater system on 218th SW. Runoff from 218th frontage improvements will be
4 discharged into a new catch basin along 218th.

5 • Transportation: The proposal will generate 6 pm peak hour trips. Impacts to the
6 transportation system will be addressed by imposition of a traffic impact fee that
7 comes due at building permit issuance. Frontage improvements along 218th include
8 dedication of a ten foot wide right of way, the widening of 218th to provide for a
9 minimum 11-foot wide travel lane in the eastbound direction and installation of curb,
10 gutter and sidewalks. The interior access road will be a private road paved 20 feet in
11 width along with curb, gutter and sidewalks. No off-site traffic improvements were
12 found necessary for the proposal, which is consistent with the low trip generation of
13 the proposal.

14 • Parks and Open Space: No open or park space is required for the proposal and the
15 City also currently has no park impact fee. Without any evidence in the record of any
16 demand created for parks or open space by the proposal, no parks or open space
17 mitigation can be required.

18 • Water and Sewer: The environmental checklist reveals that water and sewer
19 service will be provided by the City of Edmonds. The staff report does not identify
20 whether there is adequate capacity to serve the proposed development, but given its
21 small scale it is safe to presume that is the case. The City Engineer's report includes
22 requirements, imposed by this decision, for the installation of an on-site sewer and
23 water system with stub outs to each lot. Water and sewer general facility charges will
24 ensure that the proposal will pay its fair share of capital costs to the City's sewer and
25 water infrastructure.

• Schools and Sidewalks: The subject parcel is primarily served by three area
public schools: Chase Lake Elementary School, College Place Middle School, and
Edmonds-Woodway High School. The staff report does not identify whether there are
sufficient school facilities to serve the proposal, but the demand for schools created
by the proposal is small enough that no specific assessment is necessary.

All three schools are within a 1-mile walking distance of the site. There are no
existing sidewalks on the portion of 218th Street between 88th and 84th Avenues
West. However, crosswalks are available at 218th and 84th and there are sidewalks
on the east side of 84th Street north to Chase Lake and on to Edmonds-Woodway and
College Place. As previously noted, the absence of sidewalks along portions of 218th
Street is a problem. The 25 mph speed limit will reduce the hazard to a degree for
children walking to and from school. Beyond this, the City cannot require the
applicant to provide for any sidewalks beyond the frontage of the project without
providing specific evidence of pedestrian trip generation beyond the frontage unless a
showing is made that the applicant's proportionate share contribution to pedestrian
facilities exceeds its frontage improvements. No such evidence is in the record. *See*

1 *Burton v. Clark County*, 91 Wn. App. 505, 516-17 (1998) (government has the burden
2 of proof in establishing nexus/proportionality for development exactions).

3 **CONCLUSIONS OF LAW**

4 **Procedural:**

5 1. Authority of Hearing Examiner. ECDC 20.01.003 provides the Hearing
6 Examiner with the authority to hold a hearing and issue a final decision on
preliminary subdivision applications, classifying them as Type III-B applications.

7 **Substantive:**

8 2. Zoning Designation. The subject property is zoned Single-Family
Residential (RS-8).

9 3. Review Criteria and Application. Chapter 20.75 ECDC governs the
10 review criteria for subdivisions. Relevant criteria are quoted below and applied
through corresponding conclusions of law.

11 **ECDC 20.75.085(A): Environmental.**

12 *1. Where environmental resources exist, such as trees, streams, ravines or wildlife*
13 *habitats, the proposal shall be designed to minimize significant adverse impacts to*
14 *the resources. Permanent restrictions may be imposed on the proposal to avoid*
15 *impact.*

16 *2. The proposal shall be designed to minimize grading by using shared driveways*
17 *and by relating street, house site and lot placement to the existing topography.*

18 *3. Where conditions exist which could be hazardous to the future residents of the*
19 *land to be divided, or to nearby residents or property, such as flood plains, steep*
20 *slopes or unstable soil or geologic conditions, a subdivision of the hazardous land*
shall be denied unless the condition can be permanently corrected, consistent with
paragraphs A(1) and (2) of this section.

21 *4. The proposal shall be designed to minimize off-site impacts on drainage, views*
22 *and so forth.*

23 4. The criterion is satisfied. As determined in Finding of Fact No 5, as conditioned
24 there are no significant adverse environmental impacts associated with the project and
25 there are no environmental resources on or near the site. The site is fairly level so
extensive grading will not be necessary. As determined in Finding of Fact No. 5, there
are no adverse view impacts created by the proposal and the project site has no
hazardous conditions. A preliminary drainage plan was submitted with the

1 preliminary plat, Ex 8 and as determined in FOF No. 6 the proposed drainage facilities
2 have been determined to be adequate.

3 **ECDC 20.75.085(B): Lot and Street Layout.**

4 *1. Lots shall be designed to contain a usable building area. If the building area
5 would be difficult to develop, the lot shall be redesigned or eliminated, unless
6 special conditions can be imposed on the approval which will ensure that the
7 lot is developed properly.*

8 *2. Lots shall not front on highways, arterials or collector streets unless there is
9 no other feasible access. Special access provisions, such as shared driveways,
10 turnarounds or frontage streets may be required to minimize traffic hazards.*

11 *3. Each lot shall meet the applicable dimensional requirements of the zoning
12 ordinance.*

13 *4. Pedestrian walks or bicycle paths shall be provided to serve schools, parks,
14 public facilities, shorelines and streams where street access is not adequate.*

15 *5. As determined in FOF No. 3 all proposed lots meet the dimensional
16 requirements of the RS-8 zoning code. Each lot contains a buildable area as is
17 readily evident from the plat map, Ex. 19, and the fact that the project site is flat
18 without any environmental constraints. The lots do not front on any highways,
19 arterials or collector streets. As noted in Finding of Fact No. 3, sidewalks will be
20 located along the street frontage of the subdivision as well as the sole interior
21 private road.*

22 **ECDC 20.75.085(C): Dedications.**

23 *1. The city council may require dedication of land in the proposed subdivision
24 for public use.*

25 *2. Only the city council may approve a dedication of park land to satisfy the
requirements of ECDC 20.75.090. The council may request a review and written
recommendation from the planning advisory board.*

*3. Any approval of a subdivision shall be conditioned on appropriate dedication
of land for streets, including those on the official street map and the preliminary
plat.*

10. The City Engineer's Report, Ex. 7, requires a 10-foot street dedication is required
on the south side of 218th Street SW ECDC 20.75.085(C)(1) only expressly

1 authorizes the City Council to require dedication of land for public use. The project
2 is conditioned on staff consulting with the City Attorney to determine whether
Council authorization is necessary for the dedication of the 78th Pl. W.

3 **ECDC 20.75.085(D): Improvements.**

4 *1. Improvements which may be required, but are not limited to, streets, curbs,*
5 *pedestrian walks and bicycle paths, sidewalks, street landscaping, water lines,*
6 *sewage systems, drainage systems and underground utilities.*

7 *2. The person or body approving a subdivision shall determine the improvements*
8 *necessary to meet the purposes and requirements of this chapter, and the*
9 *requirements of:*

10 *a. ECDC Title 18, Public Works Requirements;*

11 *b. Chapter 19.75, Fire Code, as to fire hydrants, water supply and access.*

12 *This determination shall be based on the recommendations of the community*
13 *development director, the public works director, and the fire chief.*

14 11. The project has undergone extensive review by the community
15 development director, the public works director (specifically engineering) and Fire
16 District No. 1. A number of improvements have been recommended as a result of
17 this review and they have been incorporated into the conditions of approval and have
18 been found to provide for adequate public infrastructure in FOF No. 6. Further, since
RCW 58.17.110 (applicable to short plats via RCW 58.17.060) mandates that
preliminary short plats may not be approved absent a finding of adequate
infrastructure, the criterion above is broadly construed to require the findings required
by RCW 58.17.110 and those findings are made as detailed in FOF No. 6.

19 **ECDC 20.75.085(E): Flood Plain Management.** *All subdivision proposals shall*
20 *comply with the criteria set forth in the Edmonds Community Development Code for*
21 *flood plain management.*

22 12. This project is not in a FEMA-designated flood plain.

23 **DECISION**

24 All subdivision criteria are met and the subdivision is approved, subject to the
25 following conditions:

1. City staff shall confer with the City Attorney to determine whether ECDC
20.75.085(C)(1) requires Council approval of all subdivision dedications. If

1 so, the dedications required of the plat shall be submitted to the City Council
2 for approval.

- 3 2. The applicant is authorized to remove trees along its shared boundaries with
4 the Connelly and Hepler properties.
- 5 3. Where located within a required setback, the top of any rockery or retaining
6 wall shall be no more than 3 feet above original grade without an approved
7 variance. This feature shall be shown on the civil improvement plans, with
8 the top of the wall and the original grade noted at 30-foot intervals along the
9 length of the wall.
- 10 4. Those trees of concern along the eastern property line of proposed Lots 4-
11 6 may be shown as 'to be removed during plat development' on the civil
12 improvement plans when they are submitted for City review and approval.
13 All retained trees on the site must be protected in accordance with ECDC
14 18.45.050 .
- 15 5. The Applicant must apply for review and approval of civil subdivision
16 improvement plans. In preparing these plans, the Applicant must address
17 and comply with the Engineering Division conditions listed "Required as a
18 Condition of Subdivision" on Attachment 7. The required documents and
19 applicable fees may be submitted to the Engineering Division.
- 20 6. Prior to final plat recording, the Applicant must complete the following
21 requirements :
- 22 a. Install any approved civil subdivision -improvements or provide a
23 bond for their completion.
 - 24 b. Make the following revisions to the plat:
 - 25 i. Add to the face of the Plat: "Conditions of approval
must be met and can be found in the final approval
for the subdivision located in File No.
PLN20120043 in the City of Edmonds Planning
Division."
 - ii. Include on the plat all required information,
including owner's certification, hold harmless
agreement, staff's approval block, a plat declaration,
and dedications and maintenance provisions, as
appropriate.
 - iii. If setbacks are to be shown on the final plat, add the
following statement to the face of the plat:
"Setbacks shown are for reference only and vest no
right."
 - c. Make sure all documents to be recorded meet the Snohomish
County Auditor's requirements for recording.
 - d. Submit two copies of the plat documents to be recorded for the
Planning and Engineering Divisions' approval.

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e. Submit an updated copy of the title report with the documents proposed to be recorded.

Dated this 28th day of March, 2013.



Phil A. Olbrechts
Edmonds Hearing Examiner

Appeal Right and Valuation Notices

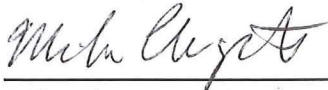
A party of record may submit a written appeal of a Type III-B decision within 14 days of the date of issuance of the decision. The appeal will be heard at a closed record review before the City Council according to the requirements of ECDC Chapter 20.07.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

CITY OF EDMONDS
121 - 5TH AVENUE NORTH, EDMONDS, WA 98020

PLANNING DIVISION
FINDINGS AND STAFF RECOMMENDATION

To: Phil Olbrechts, Hearing Examiner

From: 
Mike Clugston, AICP
Associate Planner

Report Date: March 6, 2013

File: PLN20120043 (Echelbarger's Shaw Lane Plat)

Hearing Date: March 14, 2013 at 3:00PM
Council Chambers, Public Safety Building
250 5th Avenue North, Edmonds, WA 98020

Applicant: Echelbarger Investments, LLC (Todd Echelbarger)

I. SUMMARY OF PROPOSED ACTION

The Applicant is proposing to subdivide a 1.45 acre lot addressed as 8620 218th Street SW into six lots (Attachment 1). The site is located in a Single-Family Residential (RS-8) zone that allows lots with a minimum area of 8,000 square feet. The proposed lot layout is shown on the preliminary plat map and preliminary development plan (Attachments 2 & 3). The existing house on the parcel will be removed while a short cul-de-sac road is proposed along with related utilities. If preliminary approval is granted, the Applicant must submit for City approval of civil improvement plans and then final plat approval prior to obtaining building permits for the new lots.



Exhibit 2

II. GENERAL INFORMATION

- A. Applicant: Echelbarger Investment, LLC (Todd Echelbarger)
- B. Site Location: 8620 218th Street SW (Tax ID 27043000202800)
- C. Request: To divide one lot with a total area of approximately 1.45 acres (63,440 square feet) into six lots in a Single-Family Residential (RS-8) zone.
- D. Review Process: The Hearing Examiner conducts a public hearing and makes the decision on preliminary plats as a Type III-B permit as set forth in ECDC 20.01.003.
- E. Major Issues:
 - 1. Compliance with the City of Edmonds Comprehensive Plan
 - 2. Compliance with Edmonds Community Development Code (ECDC) Chapter 16.20, single-family residential zones.
 - 3. Compliance with ECDC Title 18, public works requirements.
 - 4. Compliance with ECDC Chapter 20.01, development permit review requirements.
 - 5. Compliance with ECDC Chapter 20.15A, environmental review.
 - 6. Compliance with ECDC Chapter 20.75, subdivision requirements.
 - 7. Compliance with ECDC Chapters 23.40, environmentally critical areas.
- F. General Site Context:
 - 1. **Setting.** The subject property at 8620 218th Street SW is located in the Single-Family Residential (RS-8) zone. It is surrounded by similarly zoned and developed lots with the exception of the large church parcel to the south.
 - 2. **Topography and Vegetation.** The subject site is generally level. Vegetation on the parcel consists of typical residential landscaping, including grass, ornamental trees, and shrubs. There are also a number of larger evergreen and deciduous trees on the parcel which contribute to a mature site appearance.
 - 3. **Lot Layout.** The proposed lot layout is shown on the preliminary plat map (Attachment 2). The existing house and appurtenances will be removed from the parcel. Each of the six new lots will access the proposed private plat road (86th Place SW) which will intersect 218th Street SW.

III. FINDINGS OF FACT

- A. Compliance with the Comprehensive Plan
 - 1. The Comprehensive Plan contains the following goals and policies for Residential Development which apply to redevelopment of the subject site which is designated Single Family Urban 1:

Residential Development

- B. *Goal. High quality residential development which is appropriate to the diverse lifestyle of Edmonds residents should be maintained and promoted. The options available to the City to influence the quality of housing for all citizens*

should be approached realistically in balancing economic and aesthetic consideration, in accordance with the following policies:

- B.1. Encourage those building custom homes to design and construct homes with architectural lines which enable them to harmonize with the surroundings, adding to the community identity and desirability.*
- B.3. Minimize encroachment on view of existing homes by new construction or additions to existing structures.*
- B.4. Support retention and rehabilitation of older housing within Edmonds whenever it is economically feasible.*
- B.5. Protect residential areas from incompatible land uses through the careful control of other types of development and expansion based upon the following principles:*
 - B.5.a. Residential privacy is a fundamental protection to be upheld by local government.*
 - B.5.b. Traffic not directly accessing residences in a neighborhood must be discouraged.*
 - B.5.c. Stable property values must not be threatened by view, traffic or land use encroachments.*
 - B.5.d. Private property must be protected from adverse environmental impacts of development including noise, drainage, traffic, slides, etc.*
- B.6. Require that new residential development be compatible with the natural constraints of slopes, soils, geology, vegetation and drainage.*

2. Compliance with the Residential Development goals and policies.

The proposal involves dividing one large 1.45 acre lot into six single-family residential building lots along with the construction of a road and sidewalks to provide access to the lots. The new parcels will be able to support the construction of six new homes thereby increasing the amount of available housing within the City. At the same time, the natural environment presents few constraints to the redevelopment of this site with the exception of the need to remove trees. In the end, single family redevelopment compatible with that of the surrounding area is envisioned in the Comprehensive Plan.

B. Compliance with ECDC 20.15A, Environmental Review

1. The applicant submitted an Environmental Checklist (Attachment 5) with the preliminary plat application since the project proposes to create six residential building lots (dwelling units). A Determination of Nonsignificance (DNS) was issued by the City of Edmonds on February 28, 2013 (Attachment 6). The appeal period expires on March 14, 2013; no appeals have been received as of the date of this report. An Environmental Impact Statement (EIS) was not required for the proposal because the impacts likely to occur due to the specific request were determined not to be so significant and adverse that they could not be adequately mitigated by the application of existing development regulations.

Both the applicant and the City have complied with the requirements of ECDC 20.15.A.

C. Compliance with ECDC 16.20, the Zoning Ordinance

1. Lot and Street Layout

- a. Each proposed lot must meet the dimensional requirements of the zoning ordinance (ECDC 16.20.030). The proposed street must meet the requirements found in ECDC 18.80. Compliance with street and associated engineering requirements is further described in Attachments 7 – 9.

- b. Lot area.

The following table summarizes the minimum required lot area for newly created parcels in the RS-8 zone (in square feet):

	Required Lot Area	Proposed Gross	Proposed Net
Lot 1	8,000	9,976	9,976
Lot 2	8,000	8,170	8,170
Lot 3	8,000	9,909	9,909
Lot 4	8,000	9,555	9,555
Lot 5	8,000	8,475	8,475
Lot 6	8,000	8,257	8,257
Tract 999	-	-	7,070

- c. Lot width.

The following table summarizes the minimum required lot width for parcels in the RS-8 zone (distances in feet):

	Required Lot Width	Proposed Lot Width
Lot 1	70	86
Lot 2	70	86
Lot 3	70	81.5
Lot 4	70	81.5
Lot 5	70	87
Lot 6	70	87

2. Setbacks

- a. Setbacks are ultimately confirmed at building permit. However, based on the development standards for the RS-8 zone, setbacks for the lots should be as follows (distances in feet):

	Lot Type	North property line	East property line	South property line	West property line
Lot 1	Corner	25	25	7.5	7.5
Lot 2	Interior	7.5	25	7.5	15
Lot 3	Irregular	25' from turnaround; 7.5' for the rest	25' from turnaround; 7.5' for the rest	15	7.5
Lot 4	Irregular	25' from turnaround; 7.5' for the rest	7.5	15	25' from turnaround; 7.5' for the rest
Lot 5	Interior	7.5	25	7.5	15
Lot 6	Corner	25	7.5	7.5	25

3. Structural Lot Coverage

Since the existing structures on the parcel will be removed as part of this project, the newly created lots will all have zero structural lot coverage prior to development. Any future buildings or structures will be allowed to cover no more than 35% of each lot. According to ECDC 21.15.110, "coverage means the total ground coverage of all buildings or structures on a site measured from the outside of external walls or supporting members or from a point 2.5 feet in from the outside edge of a cantilevered roof, whichever covers the greatest area." This will be verified through building permits.

D. Compliance with ECDC 20.75, the Subdivision Ordinance

1. Environmental resources

- a. The subdivision chapter, ECDC 20.75.085, states that a proposed subdivision should be designed to minimize significant adverse impacts where environmental resources exist (such as trees, streams, ravines, or wildlife habitats). The existing trees on the site are environmental resources. According to ECDC 18.45.050, trees should be retained to the maximum extent feasible and retained trees must be protected during development.
- b. The site is fairly level but the installation of the plat road, construction of the rockery at the southwest corner of the parcel, and grading for eventual building pads will result in grading of approximately 5,000 cubic yards of cut and an equal amount of fill.
- c. No potentially hazardous conditions are known to exist at the site. The proposed project is not located in an identified floodplain.
- d. A stormwater management plan must be submitted to the Engineering Division during the civil improvement phase of the project and then when individual building permits are applied for at this site. Any proposed development on the parcels must be designed to meet current code and minimize off-site stormwater impacts.

e. No views will be impacted by the construction of the proposed plat.

2. Dedications

A 10-foot street dedication is required on the south side of 218th Street SW (Attachment 7). The proposed internal plat road (86th Place West) will be a private road and not dedicated to the City.

3. Improvements

Attachment 7 summarizes the civil improvements that are required as part of the proposed plat. Improvements include upgrading the section of 218th Street SW adjacent to the plat with curb, gutter and sidewalk. The proposed plat road and turnaround must be constructed to City standards even though the road and its maintenance will remain private. New water and sewer lines must be installed for each lot along with a stormwater system for the plat. Separate civil improvement plans must be reviewed and approved by the City prior to any subdivision-related construction at the site.

4. Safe walk provisions

The subject parcel is primarily served by three area public schools: Chase Lake Elementary School, College Place Middle School, and Edmonds-Woodway High School. According to information available on the Edmonds School District website (accessed February 28, 2013), all three schools are within a 1-mile walking distance of the site. There are no existing sidewalks on the portion of 218th Street between 88th and 84th Avenues West. However, crosswalks are available at 218th and 84th and there are sidewalks on the east side of 84th Street north to Chase Lake and on to Edmonds-Woodway and College Place.

E. Compliance with ECDC 23.40, Environmentally Critical Areas

1. Critical Areas File number: CRA20120092

As indicated in the referenced critical area determination, the property does not contain and is not adjacent to any critical areas and thus was granted a 'waiver' from further critical area study.

F. Public Notice

The subject application was submitted on November 27, 2012 (Attachment 1) and determined to be complete on December 26, 2012 (Attachment 10). On January 9, 2013, a notice of application (Attachment 11) was published in the Everett Herald newspaper and posted at the subject site, as well as the other locations (the Public Safety Building, City Hall, and the Edmonds Library). The notice was also mailed to property owners within 300 feet of the site. On February 28, 2013, a SEPA determination and notice of public hearing were published, posted and mailed in the same manner as the original notice (Attachment 12). The City has complied with the noticing provisions in ECDC 20.03.

G. Comments

1. Technical Comments

Five groups reviewed and commented on this preliminary plat: the Public Works and Parks and Recreation Departments, the Planning and Engineering Divisions, and Fire District #1 (Attachment 13). The Parks Department had no concerns with the project. The Fire District requested a fire hydrant be located near the entrance to the proposed plat; the requirement is noted in Attachment 7. Public Works submitted joint comments with the Engineering Division, who requested additional information and changes to be shown on the Preliminary Development Plan. Planning also requested clarification regarding the proposed clearing as well as the western rockery (Attachment 10). Updated preliminary plan sheets were submitted by the Applicant on January 9, 2013 and February 8, 2013 which resolved staff concerns (Attachments 2 – 4).

2. Public Comments

Three public comments were received about this proposal. Mary Olson (21704 85th Place W) had concerns regarding traffic and whether 218th Street could safely handle the current number of cars and pedestrians, let alone additional trips generated by the proposed development (Attachment 14). Michael and Jean Connelly (8612 218th Street SW) as well as Pat Hepler (8606 218th Street SW) were concerned about some existing trees on the site (Attachments 15 & 16). While staff's response to the comments is below, the Applicant has also reached out to the neighbors in order to try to address their concerns (Attachment 17).

Staff response:

Regarding the traffic and pedestrian situation on 218th Street, as Mrs. Olson rightly notes, the road is narrower than ideal and not very pedestrian-friendly due to the lack of sidewalks and the presence of open ditches along the road. That said, speeds on 218th Street are limited to 25 MPH and there is no center striping between 84th and 92nd Avenues which serves to make drivers more cautious when travelling the road due to uncertainty of lane location.

With respect to the proposed development, the length of 218th Street adjacent to the plat must be improved with additional paving as well as curb, gutter and sidewalk (proposed Condition of Approval #3). But, by law, the City cannot require additional improvements beyond the extent of the plat. As other lots on 218th Street are redeveloped, however, similar right-of-way improvements will be required by the City. Such areas may also be identified for future upgrade as part of the City's Capital Improvement Program.

The neighbors immediately east of the proposed project (Connelley and Hepler) were concerned about a number of large trees adjacent to their lots within the proposed development which they feel should be removed due to safety and encroachment concerns. According to the Edmonds Community Development Code (ECDC 18.45.050.B), "[t]rees shall be retained to the maximum extent

feasible.” Attachment 4 shows the Applicant’s proposed clearing plan. Usually, those trees located where the road and other utilities are to be located or where grading is proposed may be removed as part of the subdivision process (the final clearing plan is reviewed and approved during the civil improvement phase of the project). Those trees near the eastern property line of the subject site would typically be retained. In this case, however, since Connelly and Hepler have concerns about the location of specific trees in the area and the Applicant has been in contact with them about the trees, additional consideration is warranted.

The trees in question can be seen on the photos included as Attachment 18 (view is looking south, Hepler’s is just above the number ‘218’, Connelly’s is toward the middle of the oblique photo – Hepler’s is seen in the street view). The evergreens adjacent to the Hepler’s property are mature and encroaching over the property line anywhere from 5 to 20 feet based on the location of the cyclone fence. While Hepler is probably within his rights to maintain the encroaching trees on his side of the property line (approximately the fence), trimming the trees from the fence all the way to their tops would result in seriously disfigured and damaged trees.

The trees described by the Connellys are near the southeast corner of the subject site and would appear to have been topped or otherwise poorly maintained over the years. While the City’s goal is to maintain as many trees as possible, there are instances where tree retention is not feasible; for example, where trees are encroaching into a neighboring yard or where past maintenance (or lack thereof) has caused a potentially hazardous situation. As a result, those trees described by the Connellys and Mr. Hepler along the eastern property line of the subject site may be shown as ‘to be removed’ on the clearing plan submitted with the civil improvement documents as noted in proposed Condition #2.

IV. RECOMMENDATION ON THE PRELIMINARY PLAT

Based upon the Findings of Fact and Attachments submitted with the application and during the comment period, the following is the recommendation of the City of Edmonds Planning Division:

The preliminary plat should be APPROVED with the following conditions:

1. Where located within a required setback, the top of any rockery or retaining wall shall be no more than 3 feet above original grade without an approved variance. This feature shall be shown on the civil improvement plans, with the top of the wall and the original grade noted at 30-foot intervals along the length of the wall.
2. Those trees of concern along the eastern property line of proposed Lots 4 – 6 may be shown as ‘to be removed during plat development’ on the civil improvement plans when they are submitted for City review and approval. All retained trees on the site must be protected in accordance with ECDC 18.45.050.

3. The Applicant must apply for review and approval of civil subdivision improvement plans. In preparing these plans, the Applicant must address the Engineering Division conditions listed "Required as a Condition of Subdivision" on Attachment 7. The required documents and applicable fees may be submitted to the Engineering Division.
4. Prior to final plat recording, the Applicant must complete the following requirements:
 - a. Install any approved civil subdivision improvements or provide a bond for their completion.
 - b. Make the following revisions to the plat:
 - 1) Add to the face of the Plat: "Conditions of approval must be met and can be found in the final approval for the subdivision located in File No. PLN20120043 in the City of Edmonds Planning Division."
 - 2) Include on the plat all required information, including owner's certification, hold harmless agreement, staff's approval block, a plat declaration, and dedications and maintenance provisions, as appropriate.
 - 3) If setbacks are to be shown on the final plat, add the following statement to the face of the plat: "Setbacks shown are for reference only and vest no right."
 - c. Make sure all documents to be recorded meet the Snohomish County Auditor's requirements for recording.
 - d. Submit two copies of the plat documents to be recorded for the Planning and Engineering Divisions' approval.
 - e. Submit an updated copy of the title report with the documents proposed to be recorded.

V. RECONSIDERATION AND APPEAL

A party of record may submit a written statement requesting reconsideration of the Hearing Examiner's decision within 10 days of the date of issuance of the decision in accordance with ECDC 20.06.010. Reconsideration is not a condition precedent to any appeal and shall be limited to errors of procedure, law, fact, or judgment, and/or the discovery of new evidence that was not known and could not have been discovered in the exercise of reasonable diligence at the time of the decision.

A party of record may submit a written appeal of a Type III-B decision within 14 days of the date of issuance of the decision. The appeal will be heard at a closed record review before the City Council according to the requirements of ECDC Chapter 20.07.

VI. LAPSE OF APPROVAL

Section 20.075.100 states, "Approval of a preliminary plat or preliminary short plat shall expire and have no further validity at the end of five years, unless the applicant has acquired final plat or final short plat approval within the five-year period." However,

the State has provided additional time due to the economic downturn as indicated in RCW 58.17.140(3). This subsection extends the validity of preliminary plat approval for seven years if the date of preliminary plat approval is on or before December 31, 2014.

VII. NOTICE TO COUNTY ASSESSOR

The property owner may, as a result of the decision rendered by the staff, request a change in the valuation of the property by the Snohomish County Assessor's Office.

VIII. ATTACHMENTS

1. Land use application and title report
2. Preliminary plat map, revision 1/9/13
3. Preliminary development plan, revision 2/8/13
4. Preliminary clearing plan, revision 1/9/13
5. Environmental checklist, prepared 11/13/12
6. SEPA DNS, issued 2/26/13
7. Engineering requirements, dated 2/28/13
8. Preliminary drainage assessment, dated November 2012
9. Traffic impact worksheet, received 11/27/12
10. Letter of complete application, 12/26/12
11. Notice of application, 1/9/13
12. Notice of SEPA determination and public hearing, 2/28/13
13. Departmental comment forms
14. Comment from Mary Olson
15. Comment from Michael and Jean Connelly
16. Comment from Pat Hepler
17. Response to comments by Echelbarger Investments, LLC
18. Oblique aerial photo from Bing.com/maps and street view from Google Earth (accessed 3/4/13)
19. Preliminary plat map (large format), revision 1/9/13
20. Preliminary development plan (large format), revision 2/8/13
21. Preliminary clearing plan (large format), revision 1/9/13

IX. PARTIES OF RECORD

Jeffrey Treiber	Planning Division
Lovell-Sauerland & Assoc.	
19217 36 th Ave. W, Suite 106	Engineering Division
Lynnwood, WA 98036	

Todd Echelbarger	Mary Olson
Echelbarger Investment, LLC	21704 85 th Place W
4001 198 th St. SW, Suite 2	Edmonds, WA 98026
Lynnwood, WA 98036	

Michael & Jean Connelly
8612 218th Street SW
Edmonds, WA 98026

Pat Hepler
8606 218th Street SW
Edmonds, WA 98026

City of Edmonds
Land Use Application

RECEIVED

NOV 27 2012

DEVELOPMENT SERVICES
COUNTER



- ARCHITECTURAL DESIGN REVIEW
- COMPREHENSIVE PLAN AMENDMENT
- CONDITIONAL USE PERMIT
- HOME OCCUPATION
- FORMAL SUBDIVISION
- SHORT SUBDIVISION
- LOT LINE ADJUSTMENT
- PLANNED RESIDENTIAL DEVELOPMENT
- OFFICIAL STREET MAP AMENDMENT
- STREET VACATION
- REZONE
- SHORELINE PERMIT
- VARIANCE / REASONABLE USE EXCEPTION
- OTHER: _____

FOR OFFICIAL USE ONLY

FILE # PLN20120043 ZONE RS-8
DATE 11-27-12 REC'D BY Kernen
FEE \$4,615 RECEIPT # _____
HEARING DATE _____
 HE STAFF PB ADB CC

• PLEASE NOTE THAT ALL INFORMATION CONTAINED WITHIN THE APPLICATION IS A PUBLIC RECORD •

PROPERTY ADDRESS OR LOCATION 8620 218th Street S.W.

PROJECT NAME (IF APPLICABLE) Echelbarger's Shaw Lane

PROPERTY OWNER Echelbarger Investments, LLC PHONE # 425-673-1100

ADDRESS 4001 198th Street S.W., Suite 2, Lynnwood, Washington 98036

E-MAIL Todd@Echelbarger.com FAX # 425-673-1109

TAX ACCOUNT # 27043000202800 SEC. 30 TWP. 27 RNG. 4

DESCRIPTION OF PROJECT OR PROPOSED USE (ATTACH COVER LETTER AS NECESSARY) Instant proposal is a six lot subdivision for the construction of six new homes. The existing residence will be demolished.

DESCRIBE HOW THE PROJECT MEETS APPLICABLE CODES (ATTACH COVER LETTER AS NECESSARY) All new lots will meet the requirements of the RS-8 zone in which the project is located. Access and utilities will be provided for each lot in accordance with adopted City regulations.

APPLICANT Echelbarger Investments, LLC PHONE # 425-673-1100

ADDRESS 4001 198th Street S.W., Suite 2, Lynnwood, Washington 98036

E-MAIL Todd@Echelbarger.com FAX # 425-673-1109

CONTACT PERSON/AGENT Lovell-Sauerland & Assoc., Inc. PHONE # 425-775-1591

ADDRESS 19217 36th Avenue W., Suite 106, Lynnwood, Washington 98036

E-MAIL JeffT@lsaengineering.com FAX # N/A

The undersigned applicant, and his/her/its heirs, and assigns, in consideration on the processing of the application agrees to release, indemnify, defend and hold the City of Edmonds harmless from any and all damages, including reasonable attorney's fees, arising from any action or infraction based in whole or part upon false, misleading, inaccurate or incomplete information furnished by the applicant, his/her/its agents or employees.

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am authorized to file this application on the behalf of the owner as listed below.

SIGNATURE OF APPLICANT/AGENT [Signature] DATE 11-20-2012

Property Owner's Authorization

I, Todd Echelbarger, Jr., certify under the penalty of perjury under the laws of the State of Washington that the following is a true and correct statement: I have authorized the above Applicant/Agent to apply for the subject land use application, and grant my permission for the public officials and the staff of the City of Edmonds to enter the subject property for the purposes of inspection and posting attendant to this application.

SIGNATURE OF OWNER [Signature] DATE _____

Questions? Call (425) 771-0220.

Attachment 1
PLN20120043

PLAT CERTIFICATE

Order No.: 5260945C

Certificate for Filing Proposed Plat:

In the matter of the plat submitted for our approval, this Company has examined the records of the County Auditor and County Clerk of SNOHOMISH County, Washington, and the records of the Clerk of the United States Courts holding terms in said County, and from such examination hereby certifies that the title to the following described land situate in said SNOHOMISH County, to-wit:

SEE SCHEDULE A (NEXT PAGE)

VESTED IN:

EHELBARGER INVESTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

RECEIVED

NOV 27 2012

DEVELOPMENT SERVICES
COUNTER

EXCEPTIONS:

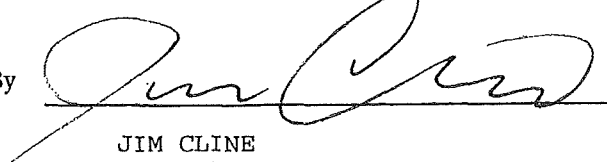
SEE SCHEDULE B ATTACHED

CHARGE: TO FOLLOW
TAX:

Records examined to NOVEMBER 19, 2012 at 8:00 AM

CHICAGO TITLE COMPANY

By



JIM CLINE
Title Officer
(425) 259-8223

PLAT CERTIFICATE
SCHEDULE A

(Continued)

Order No.: 5260945C

LEGAL DESCRIPTION

EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT COUNTY ROAD; AND EXCEPT THE EAST 130.9 FEET THEREOF.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

CHICAGO TITLE COMPANY

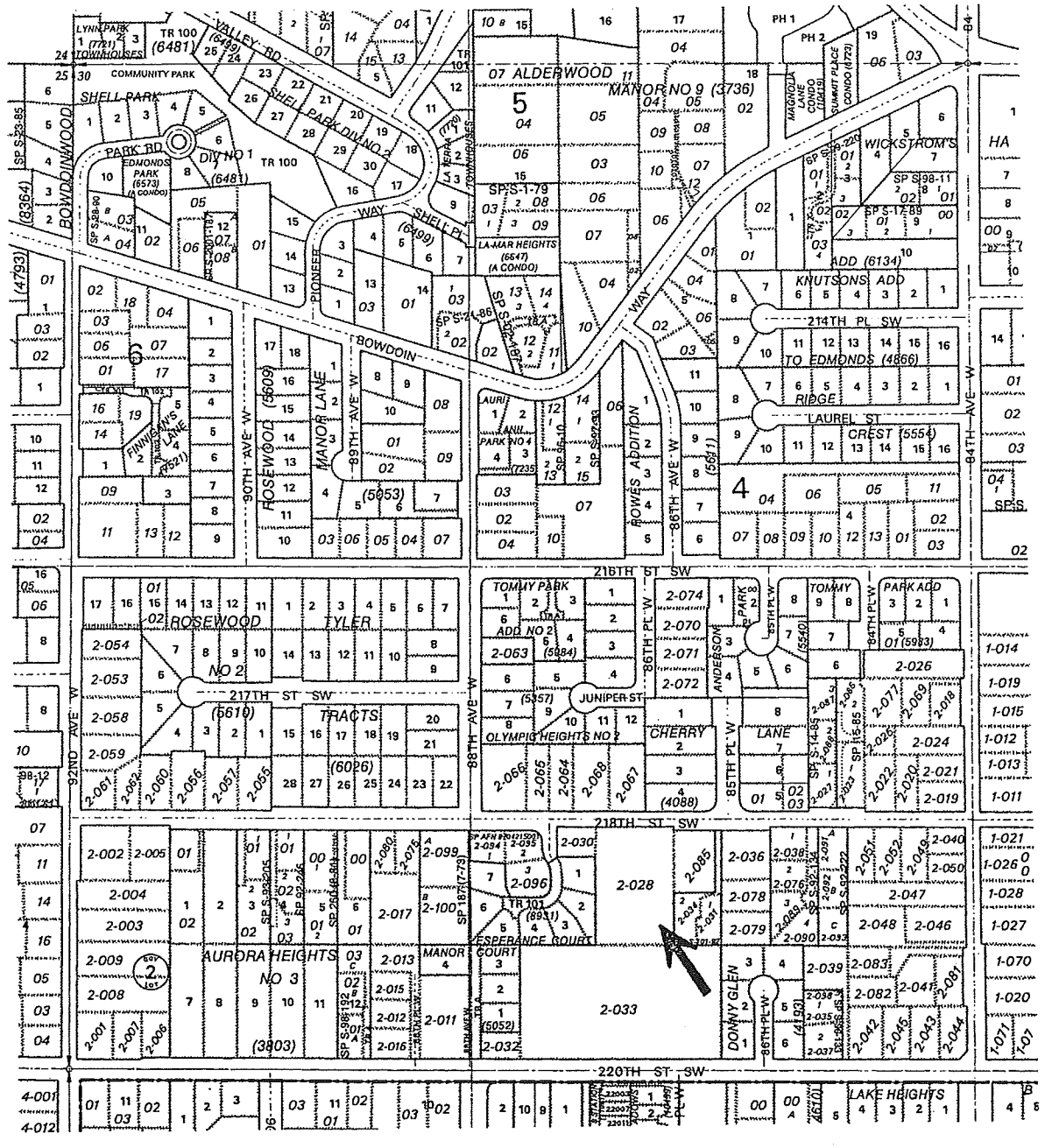
PLAT CERTIFICATE
SCHEDULE B

Order No.: 5260945C

This certificate does not insure against loss or damage by reason of the following exceptions:

GENERAL EXCEPTIONS:

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- B. Rights or claims of parties in possession not shown by the public records.
- C. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- D. Easements or claims of easements not shown by the public records.
- E. Any lien, or right to lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the public records.
- F. Liens under the Workmen's Compensation Act not shown by the public records.
- G. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage removal.
- H. General taxes not now payable; matters relating to special assessments and special levies, if any, preceding or in the same becoming a lien.
- I. Reservations or exceptions in patents or in Acts authorizing the issuance thereof; Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims, or title to water.
- K. THIS REPORT IS ISSUED AND ACCEPTED UPON THE UNDERSTANDING THAT THE LIABILITY OF THE COMPANY SHALL NOT EXCEED ONE THOUSAND DOLLARS(\$1000.00).



NE-25-27-3

NE-30-27-4


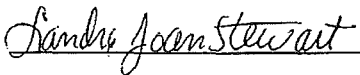
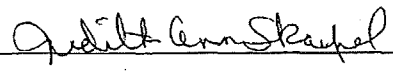
SW-30-27-4

This sketch is for the purpose of showing the approximate general location of the premises without actual survey and Chicago Title assumes no liability in connection with the same.

Thank you for your payment.
E018730 \$9,261.00
PAT H. 11/19/2012

WHEN RECORDED RETURN TO
ECHELBARGER INVESTMENTS, LLC
4001 198TH ST SW
LYNNWOOD, WASHINGTON 98036

201211190666

	CHICAGO TITLE COMPANY	INSURED BY CHICAGO TITLE 2/73
	005260945	
BARGAIN AND SALE DEED		
THE GRANTOR SANDRA JOAN STEWART AND JUDITH ANN SKAUDEL, PERSONAL REPRESENTATIVES OF THE ESTATE OF VERA MAY SHAW		
for and in consideration of FIVE HUNDRED TWENTY THOUSAND AND 00/100 Dollars (\$ 520,000.00)		
in hand paid, bargains, sells, and conveys to ECHELBARGER INVESTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY		
the following described real estate situated in the County of SNOHOMISH State of Washington:		
EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT COUNTY ROAD; AND EXCEPT THE EAST 130.9 FEET THEREOF.		
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.		
Abbreviated Legal: POR SE OF NW 30-27-4		
Tax Account Number: 270430-002-028-00 Dated: OCTOBER 31, 2012		
		
<i>personal rep</i>		<i>personal rep</i>
BY: SANDRA JOAN STEWART, PERSONAL REP.		BY: JUDITH ANN SKAUDEL, PERSONAL REP.

SLPB15 12/2009 KMS

STATE OF WASHINGTON

ss

COUNTY OF

SPOTCHIST

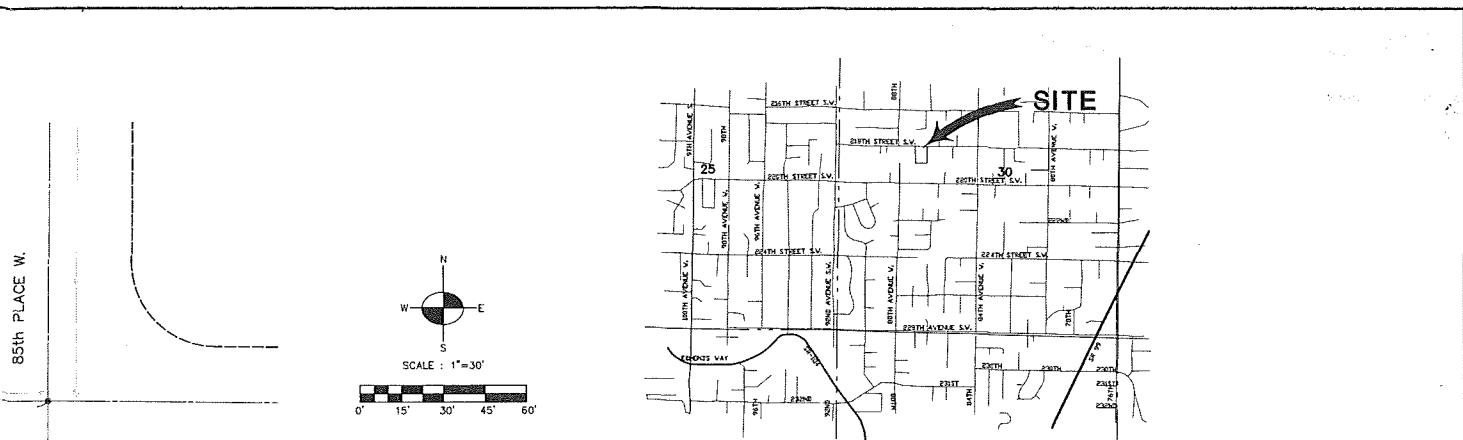
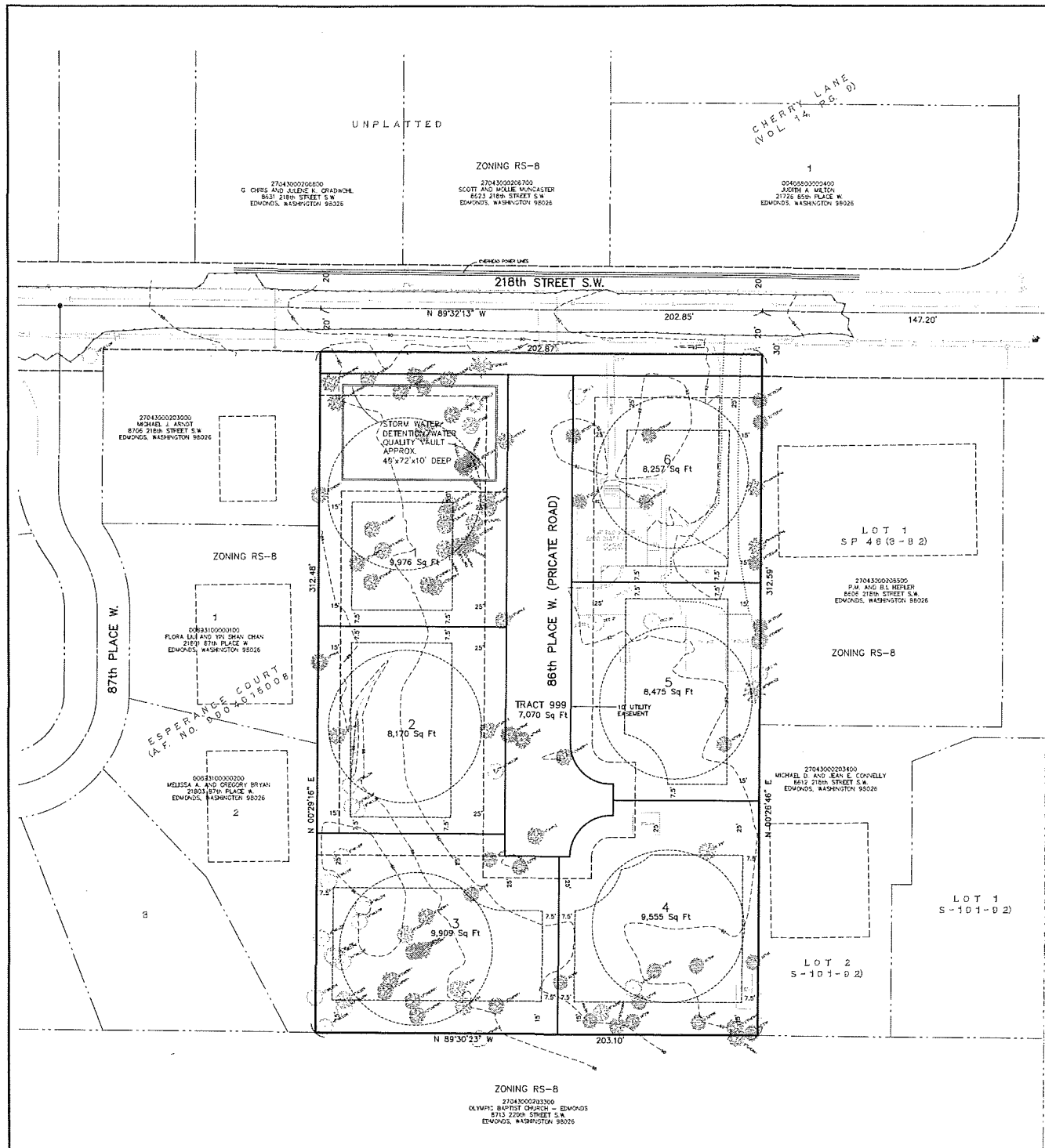
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SANDRA JOAN STEWART AND JUDITH ANN SKAUFEL ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS PERSONAL REPRESENTATIVES OF THE ESTATE OF VERA MAY SHAW TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: NOVEMBER 19, 2012

Susan J. Earling
NOTARY SIGNATURE

PRINTED NAME: SUSAN J. EARLING
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT EDMONDS
MY APPOINTMENT EXPIRES 4-29-13





PARCEL DESCRIPTIONS

PARCEL 1
THE WEST 86 FEET OF THE SOUTH 116 FEET OF THE NORTH 146 FEET OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL 2
THE WEST 86 FEET OF THE SOUTH 95 FEET OF THE NORTH 241 FEET OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL 3
THAT PORTION OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S 02°16'16" W, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 241.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 02°16'16" W, A DISTANCE OF 91.48 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE S 89°30'23" E, ALONG SAID SOUTH LINE, A DISTANCE OF 111.00 FEET; THENCE N 02°16'16" E, PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 81.55 FEET; THENCE N 89°30'44" W, A DISTANCE OF 25.00 FEET TO THE EAST LINE OF THE WEST 86.00 FEET OF SAID SUBDIVISION; THENCE N 02°16'16" E, ALONG SAID EAST LINE, A DISTANCE OF 9.98 FEET TO THE SOUTH LINE OF THE NORTH 241 FEET OF SAID SUBDIVISION; THENCE N 89°32'13" W, ALONG SAID SOUTH LINE A DISTANCE OF 86.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4
THAT PORTION OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S 02°16'16" W, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 312.48 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE S 89°30'23" E, ALONG SAID SOUTH LINE, A DISTANCE OF 111.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 02°16'16" E, PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 81.55 FEET; THENCE S 89°30'44" W, A DISTANCE OF 25.00 FEET TO AN INTERSECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET AND FROM WHICH INTERSECTION POINT THE CENTER BEARS S 89°30'44" E, THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND CONSUMING A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 29.85 FEET; THENCE N 03°41'44" E, A DISTANCE OF 7.00 FEET TO THE SOUTH LINE OF THE NORTH 225 FEET OF SAID SUBDIVISION; THENCE S 89°32'13" E, ALONG SAID SOUTH LINE, A DISTANCE OF 67.02 FEET TO THE WEST LINE OF THE EAST 130.9 FEET OF SAID SUBDIVISION; THENCE S 02°16'16" W, ALONG SAID WEST LINE, A DISTANCE OF 107.59 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE N 89°30'23" W, ALONG SAID SOUTH LINE, A DISTANCE OF 92.10 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 5
THAT PORTION OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S 89°32'13" E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 202.85 FEET TO THE WEST LINE OF THE EAST 130.9 FEET OF SAID SUBDIVISION; THENCE S 02°16'16" W, ALONG SAID WEST LINE, A DISTANCE OF 125.00 FEET TO THE SOUTH LINE OF THE NORTH 125 FEET OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 02°16'16" W, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF THE NORTH 225 FEET OF SAID SUBDIVISION; THENCE N 89°32'13" W, ALONG SAID SOUTH LINE, A DISTANCE OF 67.02 FEET; THENCE N 03°41'44" E, A DISTANCE OF 7.50 FEET; THENCE N 89°30'44" W, A DISTANCE OF 1.51 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 18.50 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND CONSUMING A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 29.06 FEET TO THE POINT OF TANGENCY ON THE EAST LINE OF THE WEST 116 FEET OF SAID SUBDIVISION; THENCE N 02°16'16" E, ALONG SAID EAST LINE, A DISTANCE OF 73.99 FEET TO THE SOUTH LINE OF THE NORTH 125 FEET OF SAID SUBDIVISION; THENCE S 89°32'13" E, ALONG SAID SOUTH LINE A DISTANCE OF 86.95 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 6
THE SOUTH 95 FEET OF THE NORTH 125 FEET OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON,
EXCEPT THE EAST 130.9 FEET THEREOF, AND,
EXCEPT THE WEST 116 FEET THEREOF.

LEGAL DESCRIPTION

EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
EXCEPT ROADS; AND
EXCEPT THE EAST 130.9 FEET THEREOF.

BASIS OF BEARINGS

THE CENTERLINE OF 218th STREET S.W. AS MONUMENTED PER PLAT OF ESPERANCE COURT RECORDED UNDER AUDITOR'S FILE NUMBER 9904015008, SNOHOMISH COUNTY, WASHINGTON

BENCH MARK

TOP OF CONCRETE MONUMENT IN CASING AT THE INTERSECTION OF 86th PLACE W. AND 218th STREET S.W.
ELEVATION : 100.00
DATUM : ASSUMED

OWNER/APPLICANT

ECHELBARGER INVESTMENTS, LLC
4001 188th STREET S.W., SUITE #2
LYNNWOOD, WASHINGTON 98036
PHONE : 425-673-1100
FAX : 425-673-1109

ENGINEER/SURVEYOR

CONTACT: JEFFREY TREBBER
LOVELL-SAUERLAND & ASSOCIATES, INC.
19217-36TH AVENUE W. SUITE 106
LYNNWOOD, WA 98036
PH: 425-775-1591

ZONING

RS-8 (NO CHANGE)

WATER SERVICE

CITY OF EDMONDS

PARCEL NUMBER

27043000202800

TELEPHONE

VERIZON

PROPERTY AREA

63,440 SQ. FT. OR 1.456 ACRES

ELECTRICITY

P.U.D. NO. 1 OF SNOHOMISH COUNTY

PROPERTY ADDRESS

8620 218th STREET S.W.

SANITARY SEWER SERVICE

CITY OF EDMONDS

POLICE PROTECTION

CITY OF EDMONDS

FIRE PROTECTION

CITY OF EDMONDS

PUBLIC SCHOOLS

EDMONDS SCHOOL DISTRICT NO. 15

NOTES

1. NO CRITICAL AREAS OR STEEP SLOPES ARE LOCATED ON OR ADJACENT TO THE SITE.
2. ALL EXISTING STRUCTURES ON THE PROPERTY WILL BE REMOVED.
3. LOTS 1 THROUGH 6 WILL EACH HAVE AN UNDIVIDED INTEREST IN TRACT 999 (PRIVATE ROAD) FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES. MAINTENANCE WILL BE BORNE BY THE OWNERS OF LOTS 1 THROUGH 6.
4. THE PROPERTY IS NOT LOCATED IN DESIGNATED FLOOD PLAIN.
5. THE LOCATION OF EXISTING STRUCTURES ON ADJACENT PROPERTIES ARE APPROXIMATE.
6. LOT COVERAGE IS LIMITED TO 35% AND WILL BE REVIEWED AT TIME OF BUILDING PERMIT APPLICATIONS.
7. SEE PRELIMINARY DEVELOPMENT FOR PROPOSED STREETS, GRADES, DRAINAGE, SEWER AND WATER PLANS.
8. SEE PRELIMINARY CLEARING PLAN FOR TREE PRESERVATION.

RECEIVED
JAN 09 2013
DEVELOPMENT SERVICES

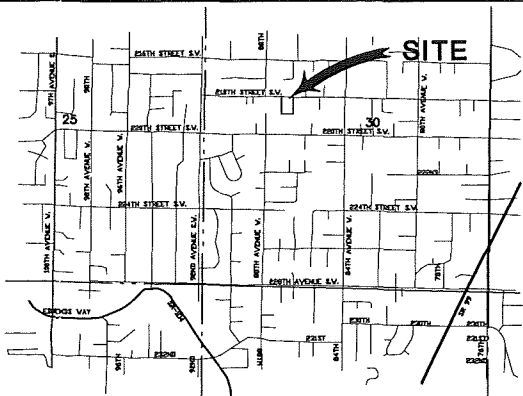
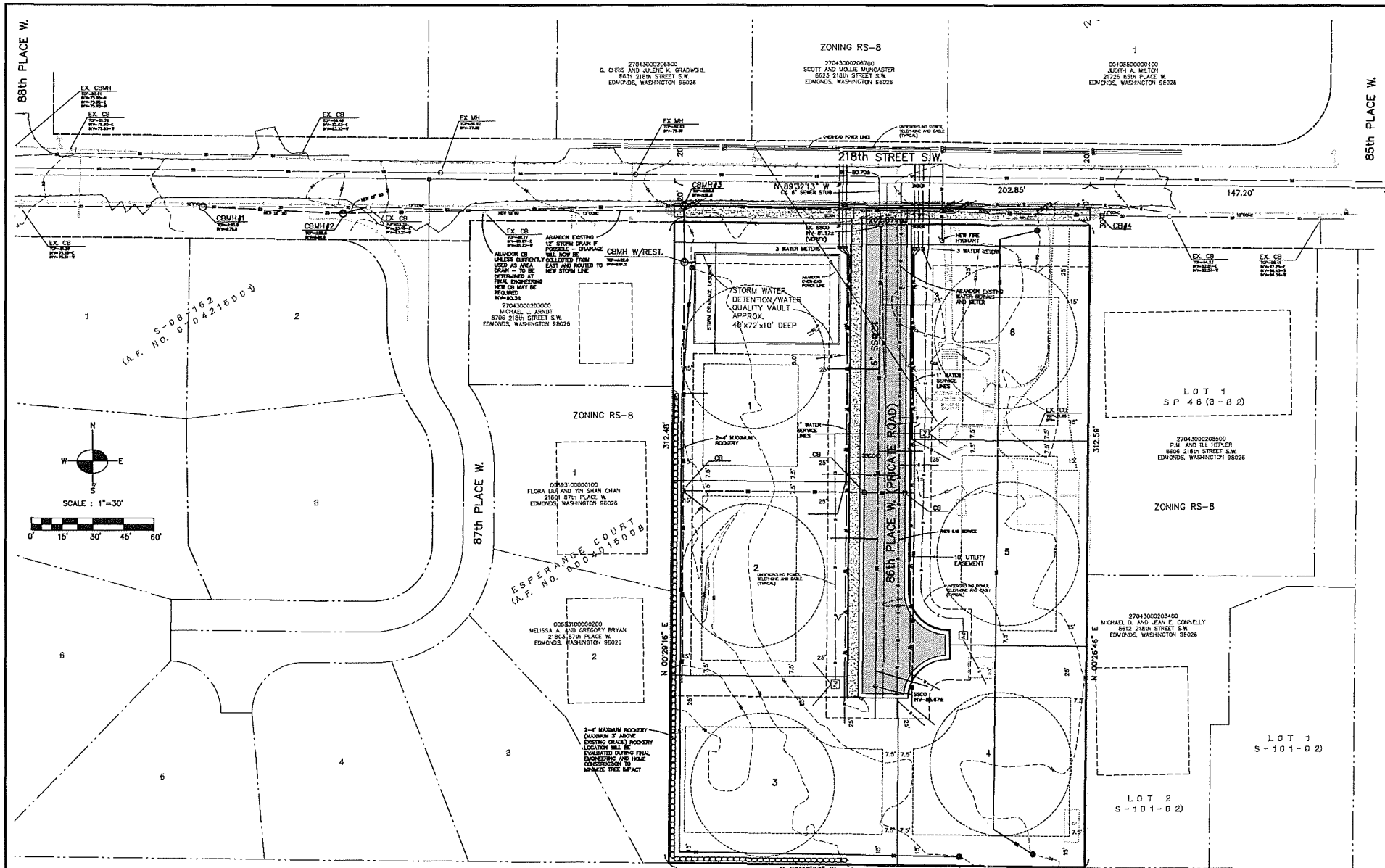
PRELIMINARY PLAT
FOR
ECHELBARGER'S SHAW LANE
IN SE1/4, NW1/4 OF SEC. 30, T.27N., R.4E., W.M.
CITY OF EDMONDS
SNOHOMISH COUNTY, WASHINGTON



LSA Lovell-Sauerland
Engineers/Surveyors/Pls.
e-mail: info@lsainc.com
19217 36th Avenue W., Suite 106 • Lynnwood, WA 98036

DRAWN	CHECKED	DATE	F.B.	SCALE
J.T.T.	J.T.T.	11-19-12	527, P.54	1"

Attachment 2
PLN20120043



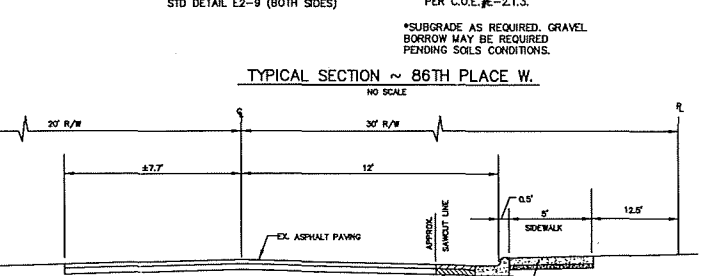
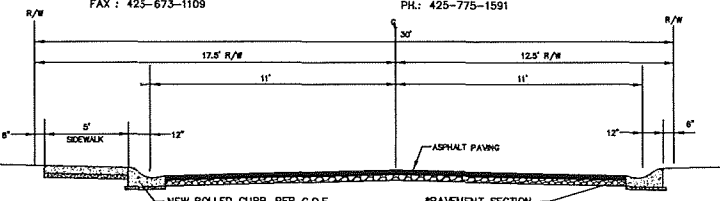
LEGAL DESCRIPTION
EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
EXCEPT ROADS; AND
EXCEPT THE EAST 130.9 FEET THEREOF.

BASIS OF BEARINGS
THE CENTERLINE OF 218th STREET S.W. AS MONUMENTED PER PLAT OF ESPERANCE COURT RECORDED UNDER AUDITOR'S FILE NUMBER 9904015008, SNOHOMISH COUNTY, WASHINGTON

BENCH MARK
TOP OF CONCRETE MONUMENT IN CASING AT THE INTERSECTION OF 86th PLACE W. AND 218th STREET S.W.
ELEVATION : 100.00
DATUM : ASSUMED

OWNER/APPLICANT
ECHELBARGER INVESTMENTS, LLC
4001 198th STREET S.W., SUITE #2
LYNNWOOD, WASHINGTON 98036
PHONE : 425-673-1100
FAX : 425-673-1109

ENGINEER/SURVEYOR
CONTACT: JEFFREY TREIBER
LOVELL-SAUERLAND & ASSOCIATES, INC.
19217-36th AVENUE W. SUITE 106
LYNNWOOD, WA. 98036
PH: 425-775-1591



*SUBGRADE AS REQUIRED. GRAVEL BORROW MAY BE REQUIRED PENDING SOILS CONDITIONS.
2" MIN. ASPHALT CONCRETE PAVEMENT CLASS 1/2" ACTUAL DEPTH TO MATCH EXISTING OVER 4" ATB*
2 FT. MIN. SAWCUT FROM GUTTER (TYPICAL MINIMUM)
INSTALL NEW CURB, CUTTER AND 5" SIDEWALK PER C.O.E. STD DETAILS E2.8 AND E2.13.
IN AREAS OF TRENCH WORK OR WHERE SUBGRADE IS TO BE REBUILT, C.O.E.#2.3 SHALL APPLY. SEE SHEET C6.

PRELIMINARY DEVELOPMENT PLAN FOR ECHELBARGER'S SHAW LANE

IN SE1/4, NW1/4 OF SEC. 30, T.27N., R.4E., W.M.

CITY OF EDMONDS SNOHOMISH COUNTY, WASHINGTON

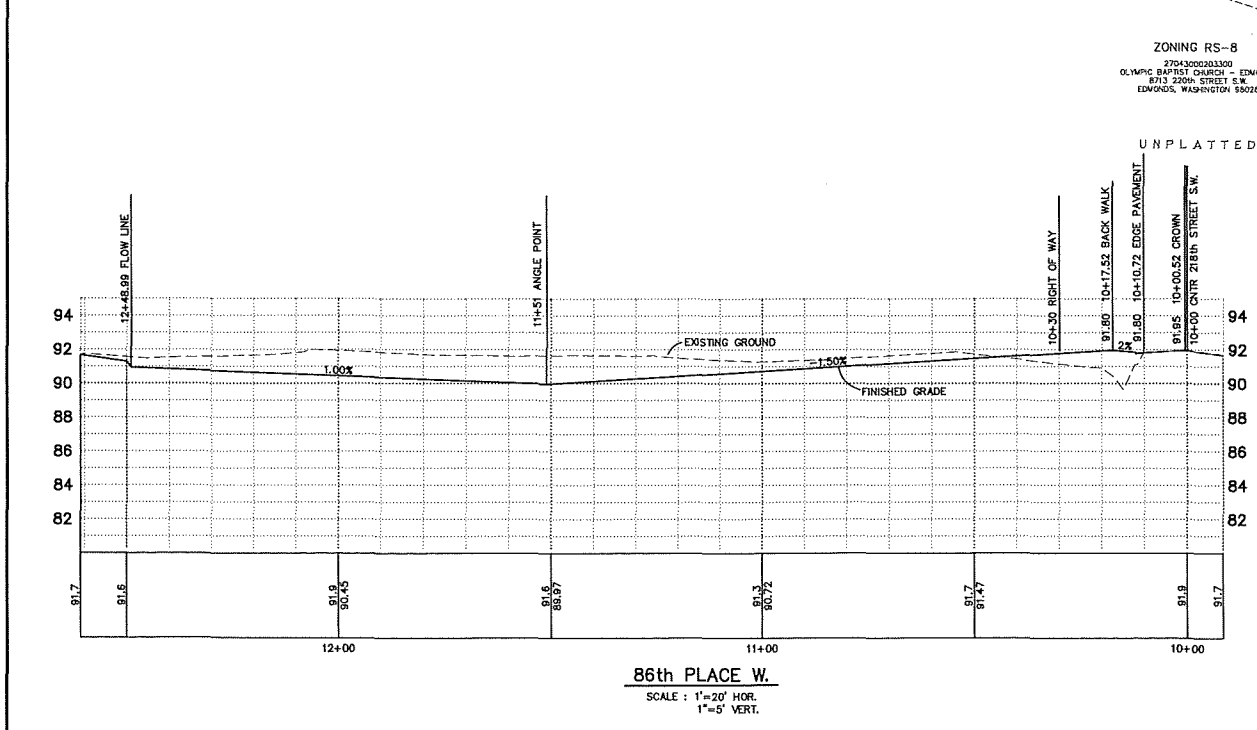
2. ADDED NOTES ON STORM, APPROX. UNDERGR. LOC. NEW POWER, TEL. CATV., GAS, ADDED EXISTING SEWER, WATER AND POWER TO HOUSE, SEWER STUB LOT 2

1. ADDED APPROX STORM ELEV FOR OFFSITE, ADDED NOTES, OH 1

LSA Lovell-Sauerland
Engineers/Surveyors/Planners
19217 36th Avenue W., Suite 106 • Lynnwood, WA 98036
e-mail: info@lsengineering.com
SCALE 1"=30'

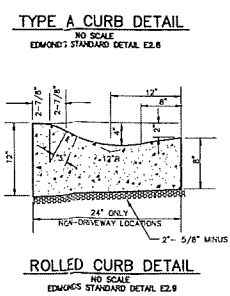
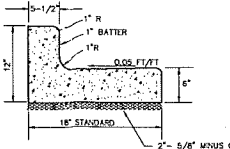
DRAWN	CHECKED	DATE	F.B.	SCALE
J.T.T.	J.T.T.	11-19-12	527, P.54	1"=30'

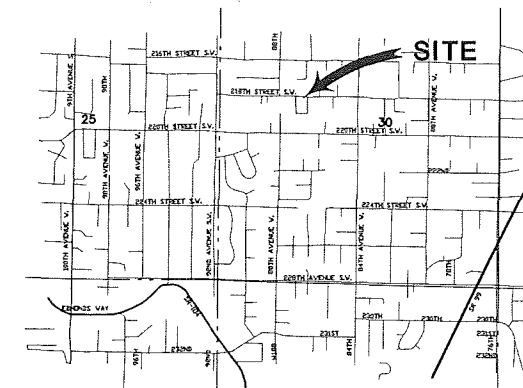
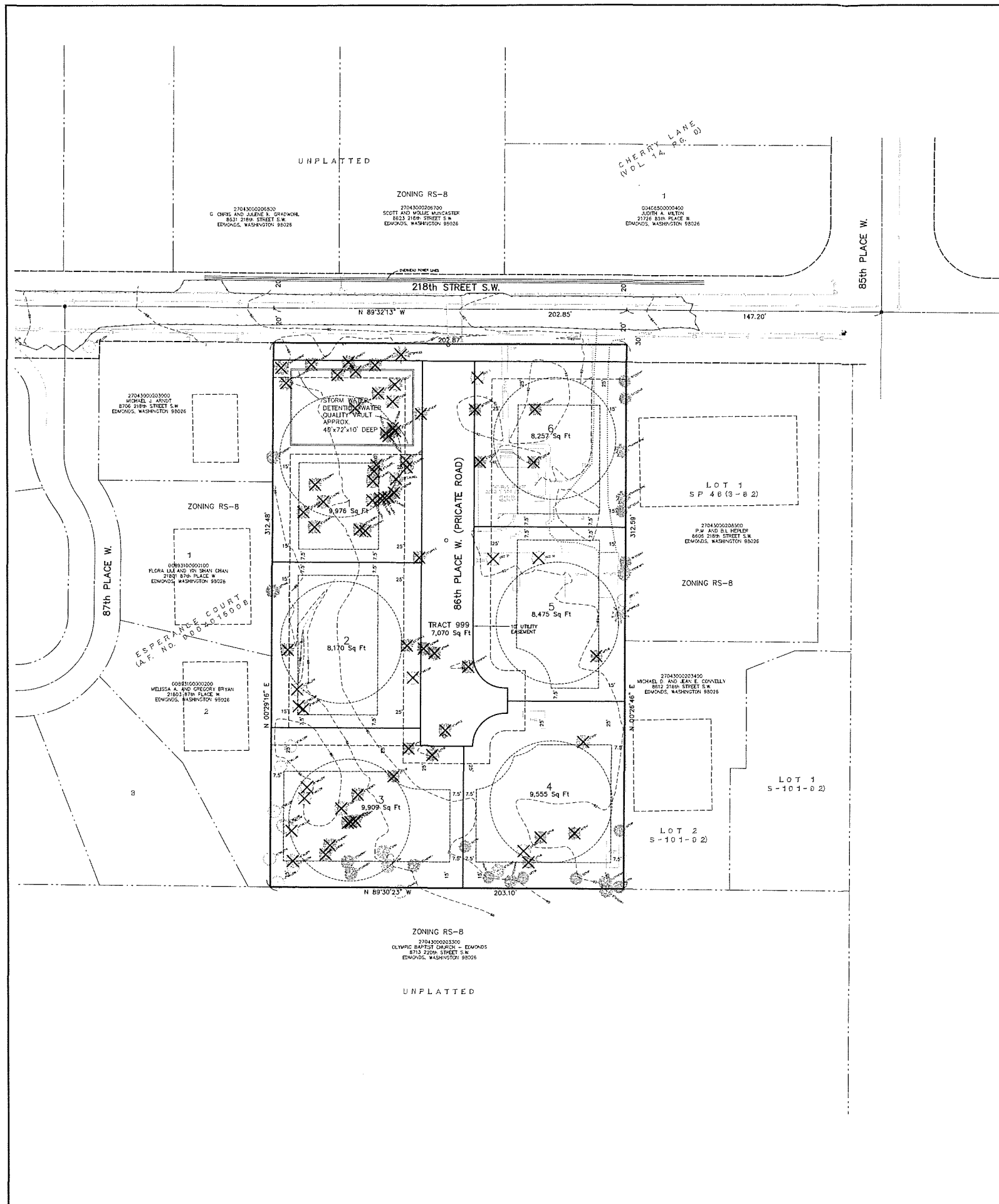
Attachment 3
PLN20120043



RECEIVED
FEB 08 2013
DEVELOPMENT SERVICES
COUNTER

NOTES
THIS PROJECT HAS BEEN CLASSIFIED A LARGE PROJECT FOR DRAINAGE REQUIREMENTS. REFER TO PRELIMINARY DRAINAGE REPORT FOR DETAILS.
THIS CONCEPTUAL PLAN IS INTENDED TO DEMONSTRATE SUBDIVISION FEASIBILITY ONLY AND DOES NOT REPRESENT THE FINAL PROJECT ENGINEERING. REFER TO THE PRELIMINARY DRAINAGE REPORT FOR THE PRELIMINARY DRAINAGE ANALYSIS. THE CURRENT DESIGN PROVIDES FOR THE INSTALLATION OF AN UNDERGROUND DETENTION VAULT SIZED IN ACCORDANCE WITH CITY AND STATE REGULATIONS. THE VAULT WILL THEN DISCHARGE TO THE WEST ALONG THE SOUTH SIDE OF 218th STREET S.W. TO A POINT WHERE IT CAN BE CONNECTED TO THE EXISTING STORM WATER SYSTEM. THE CONNECTION POINT IS APPROXIMATELY 235 FEET WEST OF THE PROPERTY AS SHOWN HEREON.
FINAL ENGINEERING MAY INCLUDE LOW IMPACT DEVELOPMENT TECHNIQUES TO REDUCE THE STORM WATER DETENTION VAULT SIZING.
AMENDED SOILS TO BE PLACED UPON ALL LOTS AT TIME OF BUILDING CONSTRUCTION IN ACCORDANCE WITH EDMONDS REGULATIONS.
POWER, TELEPHONE AND COMMUNICATIONS SYSTEM WILL BE INSTALLED UNDERGROUND AS REQUIRED BY CITY REGULATIONS. THESE SYSTEMS WILL GENERALLY BE LOCATED IN THE 10 FOOT UTILITY EASEMENT PROVIDED ALONG THE STREET AND PRIVATE D FRONTAGES.





VICINITY MAP
SCALE: 1"=1500'

LEGAL DESCRIPTION

EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
EXCEPT ROADS; AND
EXCEPT THE EAST 130.9 FEET THEREOF.

BASIS OF BEARINGS

THE CENTERLINE OF 218th STREET S.W. AS MONUMENTED PER PLAT OF ESPERANCE COURT RECORDED UNDER AUDITOR'S FILE NUMBER 9934015008, SNOHOMISH COUNTY, WASHINGTON

BENCH MARK

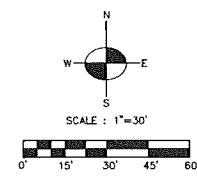
TOP OF CONCRETE MONUMENT IN CASING AT THE INTERSECTION OF 86th PLACE W. AND 218th STREET S.W.
ELEVATION : 100.00
DATUM : ASSUMED

TREE LEGEND

- INDICATES EXISTING TREE TYPE AND SIZE NOTED ADJACENT
- INDICATES EXISTING TREE TO BE REMOVED DURING PLAT DEVELOPMENT

NOTES

TREES SHOWN TO BE REMOVED HEREON ARE LIMITED TO THOSE THAT ARE LOCATED IN ROADWAY AND UTILITY CORRIDORS, THE AREA IN THE VICINITY OF THE STORMWATER DETENTION VAULT AND IN THE CENTRAL PORTIONS OF THE BUILDING PADS. OTHER TREES MAY NEED TO BE REMOVED TO FACILITATE NEW HOME CONSTRUCTION. THE ADDITIONAL TREES TO BE REMOVED WILL BE EVALUATED AT THE TIME OF THE BUILDING PERMIT APPLICATION.
THE TREES LOCATED NEAR THE PROPOSED 2-4 FOOT HIGH ROCKERY ALONG THE WESTERLY SIDE OF LOT 2 AND THE WESTERLY AND SOUTHERLY SIDE OF LOT 3 WILL BE EVALUATED AT THE TIME OF FINAL ENGINEERING PLAN PREPARATION. THE ROCKERY IS NECESSARY TO PROVIDE USABLE YARD AREA FOR THE NEW HOMES AND TO CONTROL DRAINAGE AND DIRECT IT TO THE STORMWATER DETENTION VAULT.



RECEIVED
JAN 09 2013
DEVELOPMENT SERVICE
COUNTER

PRELIMINARY CLEARING PLAN
FOR
ECHELBARGER'S SHAW LANE
IN SE1/4, NW1/4 OF SEC. 30, T.27N., R.4E., W.M.
CITY OF EDMONDS
SNOHOMISH COUNTY, WASHINGTON

1. REDUCED TREE REMOVAL PER CITY COMMENTS 1-7-13 JTT

LSA Lovell-Sauerland &
Engineers/Surveyors/Planners
19217 36th Avenue W., Suite 106 • Lynnwood, WA 98036
e-mail: info@lsengineering.com

DRAWN	CHECKED	DATE	F.B.	SCALE
J.T.T.	J.T.T.	11-19-12	527, P.54	1"=30'

Attachment 4
PLN20120043

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NOV 27 2012

DEVELOPMENT SERVICES
COUNTER

**City of Edmonds
ENVIRONMENTAL CHECKLIST FOR:**

**Echelbarger Investments, LLC.
8620 218th Street S.W.
Edmonds, Washington**

PREPARED BY:

**LOVELL-SAUERLAND AND ASSOCIATES, INC.
19217 - 36th AVE W. SUITE 200
LYNNWOOD, WA 98036
(425) 775-1591**



November 13, 2012

LSA # 5383

Attachment 5
PLN20120043

A. BACKGROUND

1. Name of proposed project, if applicable:

Echelbarger's Shaw Lane

2. Name of applicant:

Echelbarger Investments, LLC

3. Address and phone number of applicant and contact person:

Applicant: Echelbarger Investments, LLC
4001 198th Street S.W.
Lynnwood, Washington 98036
Telephone: 425-673-110

Contact: Jeffrey Treiber
Lovell-Sauerland & Associates, Inc.
19217 - 36th Avenue W., Suite 106
Lynnwood, Washington 98036
Telephone: (425) 775-1591

4. Date checklist prepared:

November 13, 2012

5. Agency requesting checklist:

City of Edmonds

6. Proposed timing or schedule (including phasing, if applicable):

Plat development spring 2013, home construction fall 2013

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No further expansion is anticipated for this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Topographic Site Survey
Preliminary plat application and exhibits.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Neither the applicant nor contact person know of any such pending applications, beyond the instant application.

10. List any government approvals or permits that will be needed for your proposal, if known.

Preliminary and final plat – City of Edmonds
Building Demolition Permit – City of Edmonds
Site Development Plan Approval - City of Edmonds
Clearing and Grading Permit – City of Edmonds
Building Permits – City of Edmonds
Occupancy Permits – City of Edmonds

11. Give brief, complete description of your proposal, including the proposed use and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The instant proposal is for the development of a six lot subdivision, including associated utilities and infrastructure for the construction of six new single family residences.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Site is located at 8620 218th Street S.W., Edmonds, Washington. A legal description is included on the preliminary plat map attached. The property is located in Section 30, Township 27 North, Range 4 East, W.M., in Snohomish County, Washington.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (underline): flat, rolling, hilly, steep slopes, mountainous, other:

The property has an average slope of approximately 2% downward from the northeast corner of the property toward the southwest corner.

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope of a small run is approximately 15% in a small area in the southwest center portion of the site. The maximum height of the slope is about five feet.

- c. *What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.*

According to the Soil Survey of Snohomish County the soils consist Alderwood-Urband Land Complex, 2-8 Percent Slopes.

- d. *Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.*

No indications of unstable soils have been observed on the site or immediate area.

- e. *Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.*

Approximately 5,000 cubic yards cut and 5,000 cubic yards fill will be required to construct the roadway and prepare the building pads for construction.

- f. *Could erosion occur as a result of clearing, construction, or use? If so, generally describe.*

Increased erosion potential occurs with any clearing, grading, and construction project. Drainage runoff can erode and scour the exposed soils during construction. Limiting soil exposure, implementing construction BMP's until such time as the soils have been permanently stabilized.

- g. *About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?*

Building and impervious surface coverage will be about 44 percent of the total site.

- h. *Proposed measures to reduce or control erosion, or other impacts to the earth, if any:*

Naturally occurring vegetation will be retained wherever possible and practicable on the site and will be augmented with plantings of trees and shrubs to stabilize exposed soils. Tree removal will be limited to the building areas, diseased and dangerous trees or areas that will require grading prepare building pads and in necessary utility corridors. Temporary erosion and sedimentation controls will be utilized during site disturbance and development, such as sediment fencing at the base of fills, mulching or seeding with grass, protection of slopes with plastic sheeting, diversion of flows away from adjacent property lines and pipe or swale conveyance to temporary holding/sedimentation ponds as necessary.

All temporary erosion control measures will be performed under Washington State Best Management Practices. Permanent measures will be implemented within the completed development, pursuant to Town of Woodway Policy.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.*

Dust emissions could result from site preparation and construction during dry weather months. Automobile and construction exhaust will be generated during site construction. Emissions to air once the project is completed will be limited to automobile exhaust and possible residential fireplaces. Dust and air pollution generated by the completed project will be minimal. Air quality in the area is good and will remain so.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.*

Vehicle emissions from traffic using nearby streets constitute the only source of such emissions. These are expected to have no discernible impact on the project.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:*

Measures would include watering during site preparation if dust production becomes significant.

3. WATER

a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.*

No water bodies, streams or wetlands are located on or adjacent to the site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.*

Not Applicable.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.*

No streams or wetlands will be filled.

- 4) *Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.*

No surface-water withdrawals or diversions will be needed for this project.

- 5) *Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.*

No portion of the site lies within a 100-year floodplain.

- 6) *Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.*

No discharge of waste materials into surface water is proposed.

b. Ground:

- 1) *Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.*

No ground water will be withdrawn as part of this project, nor will water be discharged.

- 2) *Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.*

No such discharges are proposed.

c. Water Runoff (including storm water):

- 1) *Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.*

Storm water will be collected and detained in an underground vault at the northwest corner of the site. The storm water will be released in the existing storm sewer system located on the south side of 218th Street S.W.

- 2) *Could waste materials enter ground or surface waters? If so, generally describe.*

Typical components of storm water from impervious surfaces such as roads and parking areas and runoff from yards and other open spaces are petrochemicals and automotive waste products. In the completed project, storm water runoff from

impervious surfaces on the site will be dispersed in storm drain systems. The systems will be designed to treat and disperse waste.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

During construction, temporary BMPs will be employed to control runoff and water quality. Such BMPs include silt fences, sediment ponds, temporary construction entrances, rock check dams, and hydroseeding/mulching. These BMPs will be monitored by the onsite project manager for performance. The limits of clearing and grading will be posted prior to any land clearing activities.

4. PLANTS

a. Underline types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other: Birch, Laurel, Willow, Dogwood, fruit trees
- evergreen tree: fir, cedar, pine, other: Spruce
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other:
- water plants: water lily, eelgrass, milfoil, other: none
- other types of vegetation:

b. What kind and amount of vegetation will be removed or altered?

Most trees and shrubs will be removed during plat development and new home construction.

c. List threatened or endangered species known to be on or near the site.

No threatened or endangered species are known to exist on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Trees will be retained where possible. Street frontages and yards will be professionally landscaped utilizing native plants in suitable locations.

5. ANIMALS

a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: small typical native birds

mammals: deer, bear, elk, beaver, other: small typical northwest mammals, including squirrels, mice, gophers and other small mammals
fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.*

No threatened or endangered species are known to be on or near the site.

- c. Is the site part of a migration route? If so, explain.*

Washington State, west of the Cascade Mountains, is in the Pacific Flyway.

- d. Proposed measures to preserve or enhance wildlife, if any:*

Open spaces and landscaping will provide habitat for local wildlife.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.*

Electrical energy will be used for lighting, appliances and possibly space and water heating. In addition, natural gas is available for space and water heating.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.*

No such impacts are anticipated for this project.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:*

No measures are proposed beyond current construction practices for energy demand, insulation and infiltration.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.*

No such hazards are anticipated, beyond gasoline or diesel fuel in heavy equipment. Some fuel storage in fuel trucks or stationary tanks may occur during initial grading.

- 1) Describe special emergency services that might be required.*

Standard police, fire, and emergency medical services in the event of accident, fire or unusual emergency event could require such services.

2) *Proposed measures to reduce or control environmental health hazards, if any:*

The proposal will meet all City of Edmonds provisions for fire and life safety.

b. *Noise*

1) *What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, aircraft, other)?*

Nearby street traffic is the only significant source of noise.

2) *What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.*

Short-term: Construction activity and related traffic schedules will be limited those hours allowed by the City of Edmonds.

Long-term: Human activity and related traffic will be expected to generate noise in the completed project. Most noise will occur around peak traffic hours.

3) *Proposed measures to reduce or control noise impacts, if any:*

Construction activity and related traffic will be limited by City of Edmonds regulations. Vehicles and heavy equipment will use properly maintained exhaust systems, and engines will be turned off when not in use. Standard energy code construction requirements will provide interior noise attenuation for all residences.

8. *LAND AND SHORELINE USE*

a. *What is the current use of the site and adjacent properties?*

The site currently includes a vacant (recently) residence. As shown on the plans submitted with this package, low density single family residences are found to the north, west and east of the site. A church is located south of the site.

b. *Has the site been used for agriculture? If so, describe.*

This site is not known to have supported commercial agricultural practice.

c. *Describe any structures on the site.*

One vacant home is present.

d. *Will any structures be demolished? If so, what?*

Yes, the existing house will be demolished.

e. What is the current zoning classification of the site?

The site is currently zoned RS-8.

f. What is the current comprehensive plan designation of the site?

The City of Edmonds Single Family Urban 1

g. If applicable, what is the current shoreline master program designation of the site?

There are no sites designated by a shoreline master program within 200 feet of the instant proposal.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

At a rate of 3 persons per residence, approximately 18 people will reside in the completed project.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None are considered necessary.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The property will be developed under the RS-8 zoning regulations which is compatible with the existing comprehensive plans for the property.

9. HOUSING

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The existing home will be demolished and six new ones will be constructed. The new homes are anticipated to be for middle income persons.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.*

No housing units will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any:*

N/A

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?*

Maximum height will be 25 feet in accordance with City of Edmonds regulations. The principal exterior building material is expected to be wooden siding.

- b. What views in the immediate vicinity would be altered or obstructed?*

No views would be obstructed. Views of the property from surrounding residences would be essentially the same.

- c. Proposed measures to reduce or control aesthetic impacts, if any:*

The yard areas will be professionally landscaped.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?*

Glare will be produced by home and grounds lighting and vehicle headlights during non-daylight hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?*

Doubtful

- c. What existing off-site sources of light or glare may affect your proposal?*

Glare from motor vehicle headlights associated with traffic along neighboring roads and driveways is the only expected source of such glare. Impacts to the developed project will be minimal.

- d. Proposed measures to reduce or control light and glare impacts, if any*

All building exterior lights will be shielded and directed toward the interior of the site.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?*

Chase Lake Elementary School is located approximately ½ mile northeasterly of the property and Yost Park is located approximately ¾ mile northwest of the site. Both sites provide recreational opportunities.

- b. Would the proposed project displace any existing recreational uses? If so, describe.*

No such uses will be displaced.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:*

No measures are considered necessary.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national state, or local preservation registers known to be on or next to the site? If so, generally describe.*

There are no places or objects listed on, or proposed for local, state or federal preservation registers on or near this site.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.*

No landmarks or evidence of historic, archeological, scientific, or cultural importance are known to exist on or near the site.

- c. Proposed measures to reduce or control impacts, if any:*

No such measures are proposed. In the event that construction activities encounter historic or cultural artifacts, construction will be halted and a qualified archeologist consulted.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.*

The new residences will have access to 218th Street S.W. Both streets are improved public streets. Interstate 5 access is about 1.5 miles to the east.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?*

The site is not served by public transit. Community Transit has route(s) along 84th Avenue W. approximately 0.17 miles to the east.

- c. How many parking spaces would the completed project have? How many would the project eliminate?*

The proposal will provide no fewer than 4 off-street parking spaces per residence, eliminating none.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).*

A new private road will be constructed in accordance with City of Edmonds standards to serve all the lots.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.*

The project does not depend upon, or occur in the immediate vicinity of water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.*

There will be five new residences. The new homes should generate 9.57 trips per day per home or 48 new trips The PM peak-hour trip is estimated to be 6 total. This peak-hour generation is expected to occur between 4:00 and 6:00 pm.

- g. Proposed measure to reduce or control transportation impacts, if any.*

Traffic Mitigation Fees will be paid for the five new residences. The fee based upon City of Edmonds regulations will be \$5,981.65 total.

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.*

The project will result in an increased need for such services. The project will utilize existing schools, fire protection, police protection, public water and sewer services available to this area. Health services are available from numerous clinics and medical offices in the vicinity.

- b. Proposed measures to reduce or control direct impacts on public services, if any.*

Measures include the incremental increase in the tax base toward support of such services.

16. UTILITIES

- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. *Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.*

Electricity: P.U.D. No. 1 of Snohomish County

Natural Gas: Puget Sound Energy

Water: City of Edmonds


Sewer: City of Edmonds

Telephone: Verizon

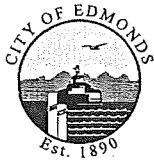
C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:


Jeffrey Treiber, Agent

Date Submitted: November 13, 2012



CITY OF EDMONDS

121 5TH AVENUE NORTH, EDMONDS, WA 98020 (425) 771-0220

WAC 197-11-970 Determination of Nonsignificance (DNS)

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Echelbarger's Shaw Lane plat – a six (6) lot subdivision of a 1.456 acre parcel zoned Single Family Residential (RS-8), minimum lot size is 8,000 square feet. An existing single family residence will be removed and a short cul-de-sac road is proposed along with related utilities and improvements.

Proponent: Echelbarger Investments, LLC (Todd Echelbarger)

Location of proposal, including street address if any: 8620 218th Street SW (Tax parcel # 27043000202800)

Lead agency: City of Edmonds

The lead agency has determined that the requirements for environmental analysis and protection have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158 and/or mitigating measures have been applied that ensure no significant adverse impacts will be created.

An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

XX There is no comment period for this DNS.

_____ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Project Planner: Mike Clugston, Associate Planner

Responsible Official: Rob Chave, Planning Manager

Contact Information: City of Edmonds | 121 5th Avenue North, Edmonds WA 98020 | 425-771-0220

Date: 2/26/13

Signature: *Mike Clugston*

XX You may appeal this determination to Rob Chave, Planning Manager, at 121 5th Avenue North, Edmonds, WA 98020, by filing a **written appeal** citing the specific reasons for the appeal with the required appeal fee, adjacent property owners list and notarized affidavit form no later than March 14, 2013. You should be prepared to make specific factual objections. Contact Rob Chave to read or ask about the procedures for SEPA appeals.

XX Posted on February 28, 2013, at the Edmonds Public Library and Edmonds Public Safety Building. Published in the Everett Herald. Emailed to the Department of Ecology SEPA Center (SEPAunit@ecy.wa.gov). Mailed to property owners within 300 feet of the site.

XX Distribute to "Checked" Agencies below.

The SEPA Checklist, project plans, location map, and DNS are available at www.edmondswa.gov through the Permits Assistance link. Search for file number PLN20120043. These materials are al

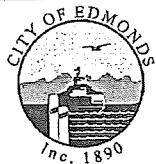
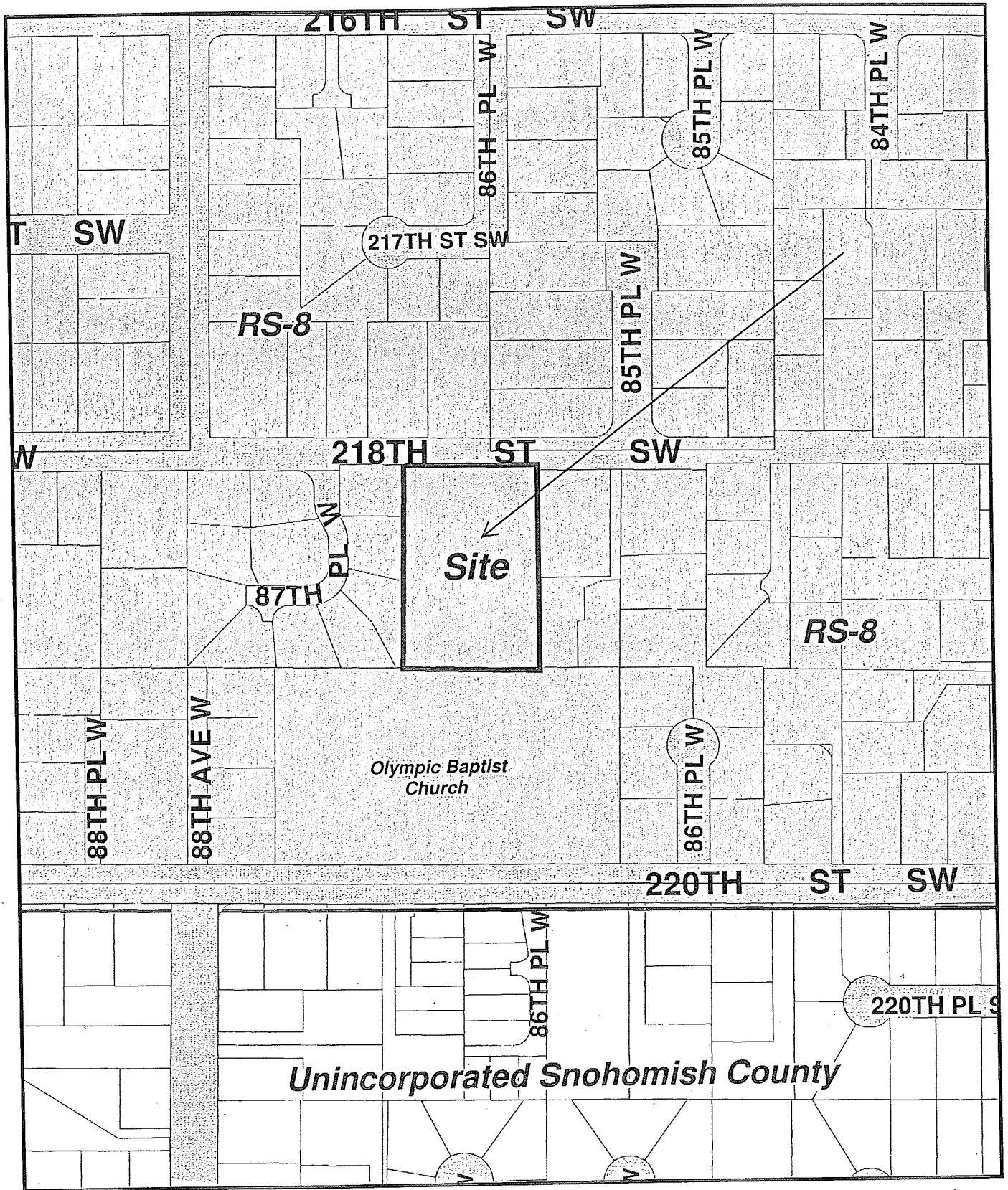
viewing at the Planning Division – located on the second floor of City Hall: 121 5th Avenue North, Edmonds WA 98020.

Mailed to the following along with the Environmental Checklist:

<u>XX</u>	Environmental Review Section Department of Ecology P.O. Box 47703 Olympia, WA 98504-7703 Email: SEPAunit@ecy.wa.gov	<u>XX</u>	Edmonds School District No. 15 Attn.: Stephanie Hall 20420 68th Avenue West Lynnwood, WA 98036-7400
<u>XX</u>	COMCAST Outside Plant Engineer, North Region 1525 75 th St. SW Ste 200 Everett, WA 98203	<u>XX</u>	Community Transit Attn.: Brent Russell 7100 Hardeson Road Everett, WA 98203
<u>XX</u>	Washington State Dept. of Commerce 906 Columbia Street SW P.O. Box 48300 Olympia, WA 98504-8300	<u>XX</u>	Olympic View Water & Sewer District 23725 Edmonds Way Edmonds, WA 98020
<u>XX</u>	DNR SEPA Center P.O. Box 47015 Olympia, WA 98504-7015	<u>XX</u>	Betty Tobin Snohomish Co. PUD PO Box 1107 Everett, WA 98206-1107
<u>XX</u>	Snohomish County Planning & Development Services 3000 Rockefeller Everett, WA 98201	<u>XX</u>	Snohomish County Health District Attn: Bruce Straughn 3020 Rocker Ave Everett, WA 98201-3900
<u>XX</u>	Snohomish County Fire District No. 1 Headquarters Station No. 1 Attn.: Director of Fire Services 12310 Meridian Avenue South Everett, WA 98208-5764	<u>XX</u>	Puget Sound Energy Attn: Elaine Babby PO Box 97034, M/S EST-11W Bellevue, WA 98009-9734
<u>XX</u>	Swedish Hospital 21601 76th Avenue West Edmonds, WA 98026	<u>XX</u>	Applicant: Todd Echelbarger Echelbarger Investments, LLC 4001 198 th St. SW, Suite 2 Lynnwood, WA 98036
		<u>XX</u>	Contact: Jeff Treiber Lovell-Sauerland & Associates, Inc 19217 36 th Avenue W, Suite 106 Lynnwood, WA 98036

Attachments

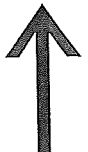
pc: File No. PLN20120043
SEPA Notebook

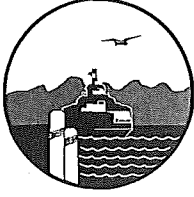


Echelbarger's Shaw Lane Plat
 8620 218th St. SW
 PLN20120043

Zoning and Vicinity Map

1 inch = 200 feet





MEMORANDUM

Date: February 28, 2013
To: Mike Clugston, Associate Planner
From: Jeanie McConnell, Engineering Program Manager
Subject: **PLN20120043, 6-lot Plat
8620 – 218th St SW**

Engineering has reviewed and approved the preliminary plat application for the Echelbarger property at 8620 218th St SW. Preliminary approval shall not be interpreted to mean approval of the improvements as shown on the preliminary plans. Final utility system design and locations will be determined at the civil construction plan phase of this project.

Please find attached the Engineering Requirements for the subject development. The applicant will be required to satisfy these requirements as a condition of short plat approval.

Once the Planning Division has approved the preliminary plat, the applicant will be required to submit revised civil engineering plans addressing all plat conditions. Plans are to be submitted to the Engineering Division. A civil plan review fee is to be paid at the time of submittal. At this time, the review fee is \$1520.

The following comments are intended to assist with a more complete civil plan submittal:

1. Water meters shall be located within the right-of-way at the property line.
2. The fire hydrant shall be located in a location approved by the Fire Department, on the north side of the street (near side the existing water main).

Thank you.

CITY OF EDMONDS

121 - 5TH AVENUE NORTH, EDMONDS, WA 98020

**PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION
REQUIREMENTS FOR SHORT PLATS**

To: Planning Division
From: Jeanie McConnell, Engineering Program Manager
 Engineering Division
Date: February 28, 2013
Project: Echelbarger 6-lot Short Plat
Address: 8620 - 218th St SW

File Number: PLN20120043

	Required as a Condition of Subdivision	Required as a Condition of Building Permit	Requirement Already Satisfied
1. Right-of Way Dedication for Public Streets:			
a) Provide 10 foot street dedication to the City of Edmonds along 218th St SW.	X		
2. Public Street Improvements & Access (Asphalt, curb, gutter and sidewalks):			
a) 218th St SW shall be widened along property frontage to provide for a minimum 11-foot wide ACP travel lane in the east bound direction as well as proper alignment of the stormwater system.	X		
b) Maximum street travel lane cross slope shall be 2%.	X		
c) Construct 18" curb and gutter along 218th St SW	X		
d) Construct five-foot wide concrete sidewalk to City standards along property frontage - 218th St SW. There shall be 3-feet from property line to back of sidewalk.	X		
e) Construct concrete driveway approach with curb ramps at the entrance to the plat per City standards.	X		
f) Existing driveway cuts on 218th St SW to be removed and replaced with sidewalk, curb and gutter to City standards.	X		
3. Private Access Requirements & Improvements:			
a) Proposed plat access road shall be paved 20-feet in width, exclusive of curb and gutter.	X		
b) Maximum street travel lane cross slope shall be 2%.	X		
c) Street grade shall not exceed 12%.	X		
d) Construct 18" curb & gutter along plat access road.	X		
e) Construct 5-foot wide concrete sidewalk to City standards along one side of plat access road.	X		
f) Driveway entrance to each lot shall be provided to City standards.	X		
g) Slope of driveway shall not exceed 14% and shall be noted as such on the civils.	X		
4. Street Turnaround:			
a) Construct turnaround at end of proposed street per City standards.	X		

	Required as a Condition of Subdivision	Required as a Condition of Building Permit	Requirement Already Satisfied
5. Easements (City utilities, private access, other utilities):			
a) Provide all easements as required - access, utility, etc.	X		
b) All lots shall take access off private access road.	X		
c) Private access easement shall be 30 (thirty) feet in width	X		
6. Street Lights:			
N/A			
7. Planting Strip:			
N/A			
8. Water System Improvements:			
a) Install 6" fire hydrant, including 4" storz adapter near entrance to plat. Hydrant spacing as required per ECDC 19.25.	X		
b) Provide water service stub to each Lot	X		
c) Connect to public water system.	X	X	
9. Sanitary Sewer System Improvements:			
a) Provide new 6" lateral from City sewer main in 218th into plat. 6" lateral to be run throughout plat and a stub provided to each lot with 6" cleanout at property line.	X		
b) Provide new 4" side sewers to individual lots		X	
c) Connect to public sewer system.	X	X	
10. Stormwater System Improvements:			
a) Provide a Stormwater Management Report and Site Plan. Compliance with ECDC 18.30, Stormwater Supplement and 2005 Department of Ecology Stormwater Manual is required. Large Site Projects are required to consider the use of LID techniques and document the decision-making processes used.	X		
b) Construct privately owned and maintained stormwater management system sized to provide adequate capacity for proposed future single family dwellings, associated impervious areas and street improvements in accordance with ECDC 18.30. Stormwater management system to be located on private property.	X		
c) Connect all new impervious surfaces to stormwater management system.	X	X	
d) Provide storm sewer stub to all proposed lots.	X		
e) Connect to public storm system or manage stormwater on site if soils allow.	X	X	
f) Storm catch basins shall be installed in gutter flow line in new plat road and 218th St SW as needed.	X		
11. Underground Wiring (per Ord. 1387):			
a) Required for all new services.	X	X	
12. Excavation and Grading (per IBC)			
a) Submit a grading plan as part of engineered site plan.	X	X	
b) Submit grading plan for foundations with building permit.		X	

		Required as a Condition of Subdivision	Required as a Condition of Building Permit	Requirement Already Satisfied
13. Signage and Striping (per City Engineer):				
a)	Provide fire and aid address signage at entrance to plat.	X		
14. Survey Monumentation (per Ord., Sect. 12.10.120):				
a)	N/A			
15. As-built Drawings (per City Engineer):				
a)	Provide an as-built drawing of all street and utility improvements both in electronic format as well as a hard copy.	X	X	
16. Other Requirements:				
a)	Plat showing lots, easements, legals, survey information	X	X	
b)	Legal documents for each lot	X		
c)	Field stake lot corners (by professional surveyor)	X		
d)	Field stake utility stubs at property lines	X		
e)	Clustered mailbox location per Postmaster	X		
f)	Maintenance agreements	X		
g)	Traffic Impact Fee Analysis		X	
17. Engineering Fees:				
a)	Storm system general facility charge (private road)	TBD	X	
b)	Storm system general facility charge (each new lot)	\$706.25 *		X
c)	Sewer general facility charge (each new lot)	\$3,495.25 *		X
d)	Water general facility charge (each new lot 3/4")	\$4,014.50 *		X
e)	Water meter fee	\$550.00 *		X
f)	Traffic mitigation fee per each new SFR	\$1,196.33 *		X
g)	Plat civil plan review fee	\$1,520.00 *	X	
h)	Right-of-Way Construction Permit	TBD	X	
i)	Inspection fee (2.2% of improvement costs)	TBD	X	

*** Fees provided are an estimate only and reflect rates current at the time of preliminary plat approval. Actual fees to be paid will be reflective of those in effect at time of permit issuance.

RECEIVED

NOV 27 2012

DEVELOPMENT SERVICES
COUNTER

Preliminary Drainage Assessment

FOR

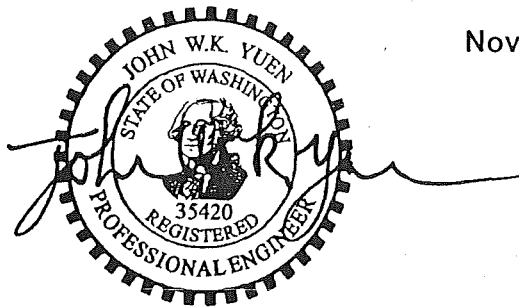
Echelbarger's Shaw Lane

A

6-Lot Single-Family Subdivision

at
8620 218th Street SW
Edmonds, WA 98026

November, 2012



Prepared for:
Echelbarger Investments, LLC
4001 195th Street SW, Suite #2
Lynnwood, WA 98036

Prepared By: John Yuen, PE



Lovell-Sauerland & Associates
19217 36th Avenue W. Suite 106
Lynnwood, Washington 98036

LSA FILE No: 5383

Lovell-Sauerland & Associates
Preliminary Drainage Assessment
LSA#5383

Echelbarger i

Attachment 8
PLN20120043

Preliminary Drainage Assessment

FOR

Echelbarger's Shaw Lane

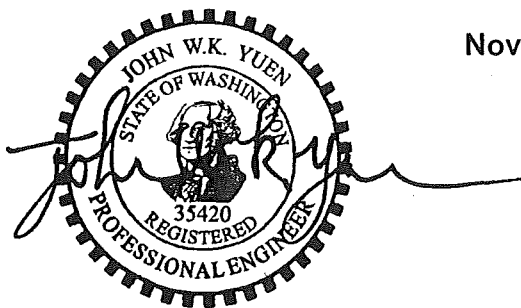
A

6-Lot Single-Family Subdivision

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8620 218th Street SW
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Prepared for:
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4001 195th Street SW, Suite #2
Lynnwood, WA 98036

Prepared By: John Yuen, PE



Lovell-Sauerland & Associates
19217 36th Avenue W. Suite 106
Lynnwood, Washington 98036

LSA FILE No: 5383

Section 1: Project Information

Project Name: *Echelbarger Investments, LLC*

Project Site Address: *8620 218th Street SW
Edmonds, WA 98026*

Project Engineer: *Lovell-Sauerland & Associates, Inc.
119217 36th Avenue W., Suite 106
Lynnwood, Washington 98036
Phone: (425) 775-1951*

Project Applicant: *Echelbarger Investments, LLC
4001 198th Street SW, Suite #2
Lynnwood, Washington 98036
Contact: Todd Echelbarger
Phone: 425-673-1109*

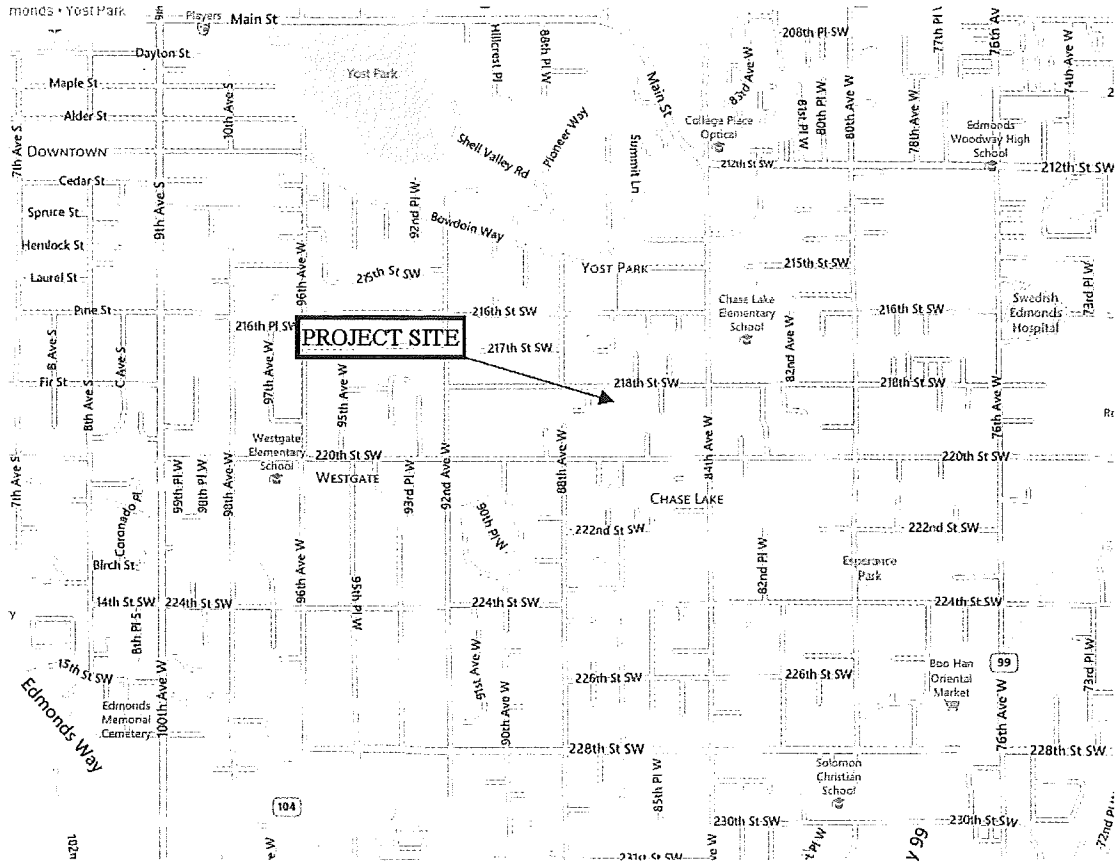
Parcel Number: *27043000202800*

Project Total Area: *1.456 Acres*

Number of Lots: *6 - single family lot Subdivision*

Soils Data: *Alderwood-Urban land complex #5*

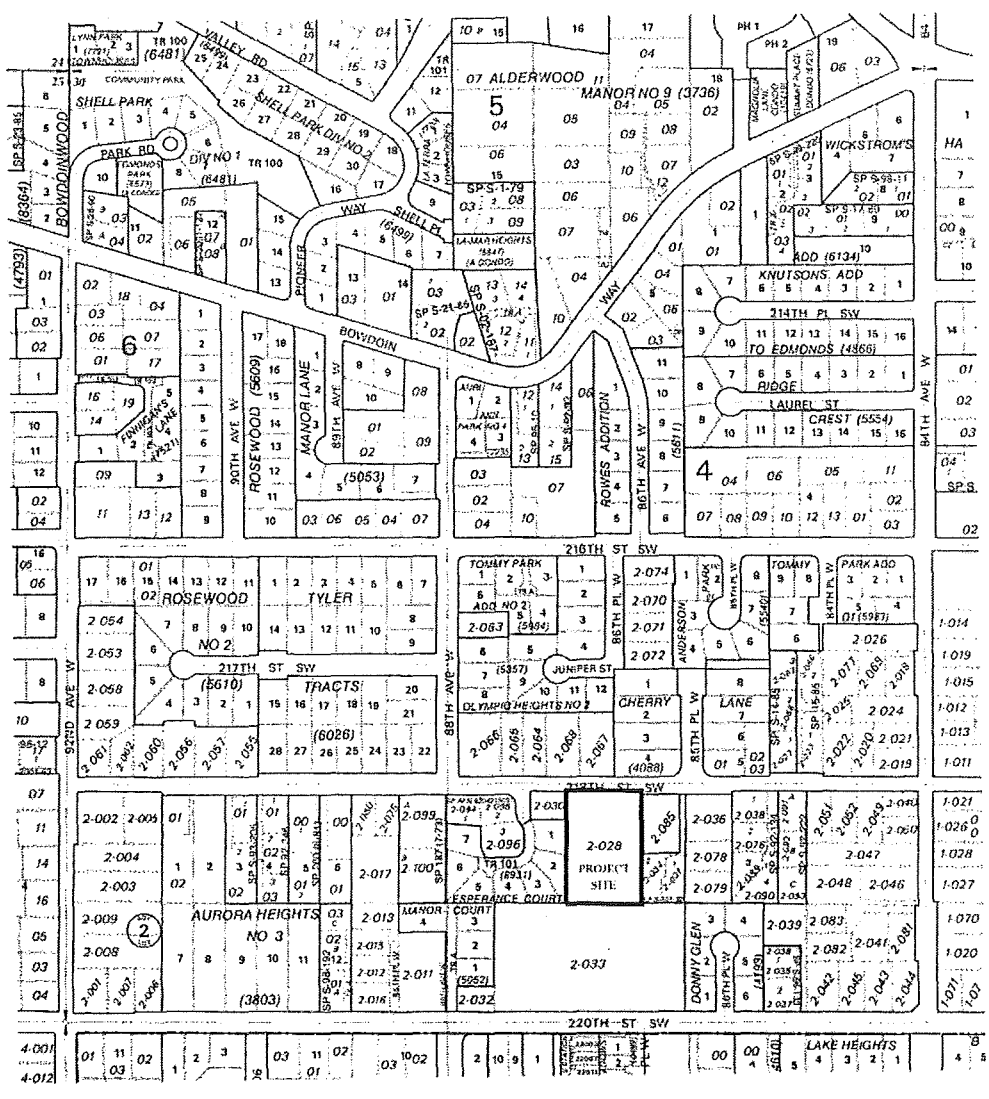
City Drainage Watershed: *Westgate Pond - Basin #6*



VICINITY MAP

NE 25-27-3

NE 30-27-4



PROPERTY PARCEL MAP



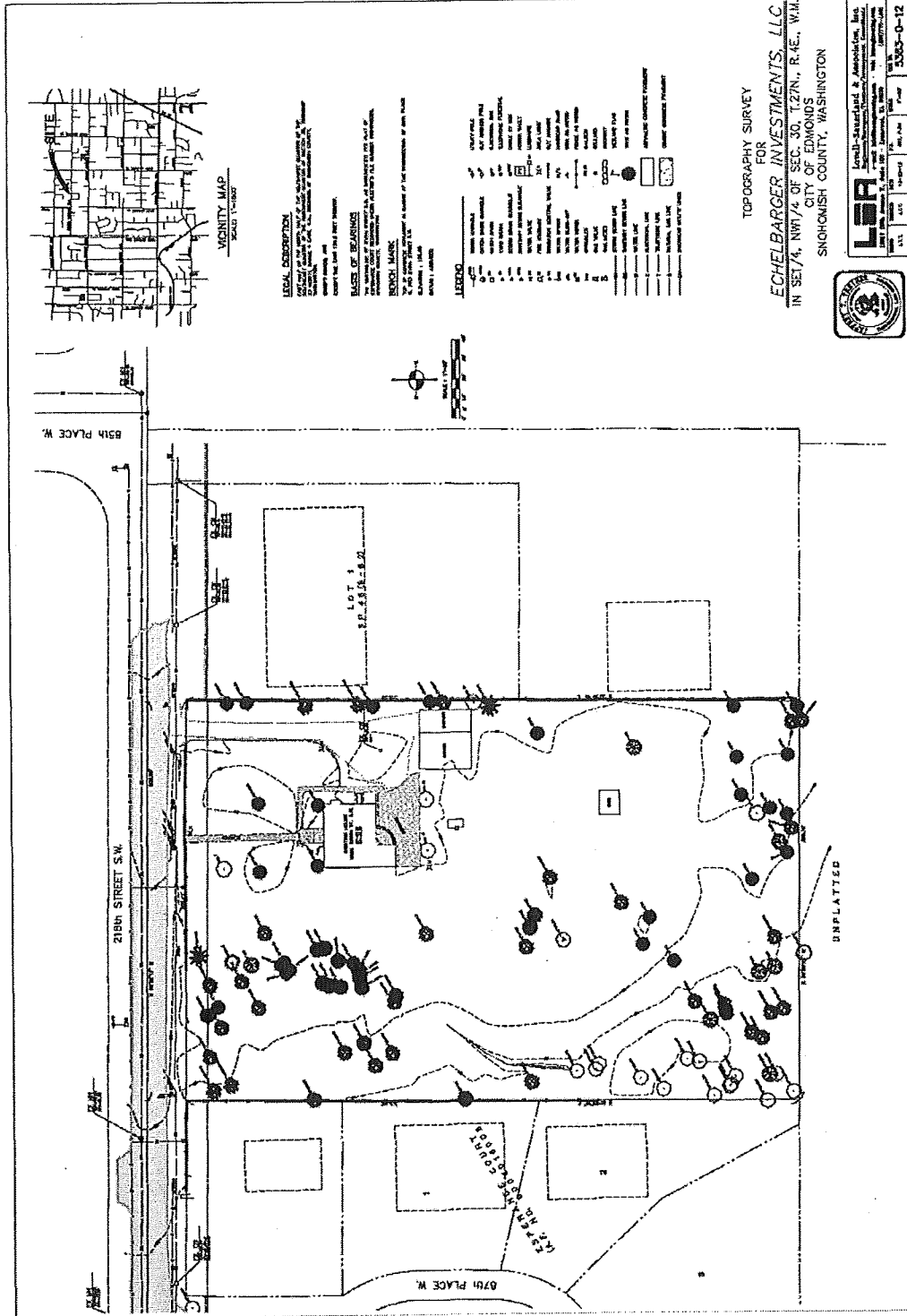
AERIAL PHOTO

Section 2: Existing Site Conditions

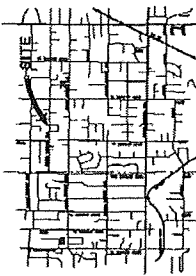
The site is a rectangular-shaped 1.456-acre, and is currently occupied by a single-family residence, with a garage/carport at the northeast quadrant of the parcel, and a shed. The remaining of the parcel is undeveloped and includes mature trees and tall brush. The site is bordered by residential developed lots to the west and east, an arterial road, 218th Street SW to the north, and an unplatted lot to the south.

Site topography is generally flat upper eastern portion of the site, then slopes from the northeast to southwest in an average grade of about 2% to 8%. The parcel is access, sewer and water service from 218th Street SW. Current zoning is RS-8.

The site is not a landslide hazard area (see Appendix 8).



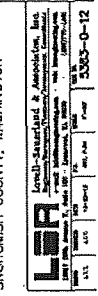
EXISTING CONDITIONS



LOCALITY MAP
SCALE 1"=200'

- LEGAL DESCRIPTION**
 LOT 1, S1/4 OF SEC. 30, T27N, R.4E, W.1E, SNOHOMISH COUNTY, WASHINGTON
- BASES OF BEARINGS**
 TRUE NORTH
 MAGNETIC NORTH
 MEAN SOLAR TIME
- NOTICE**
 THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MEASUREMENT ACT OF 1988 AND THE SURVEYING ACT OF 1992.
- LEGEND**
- UNIMPROVED LOT
 - IMPROVED LOT
 - LOT 1
 - LOT 2
 - LOT 3
 - LOT 4
 - LOT 5
 - LOT 6
 - LOT 7
 - LOT 8
 - LOT 9
 - LOT 10
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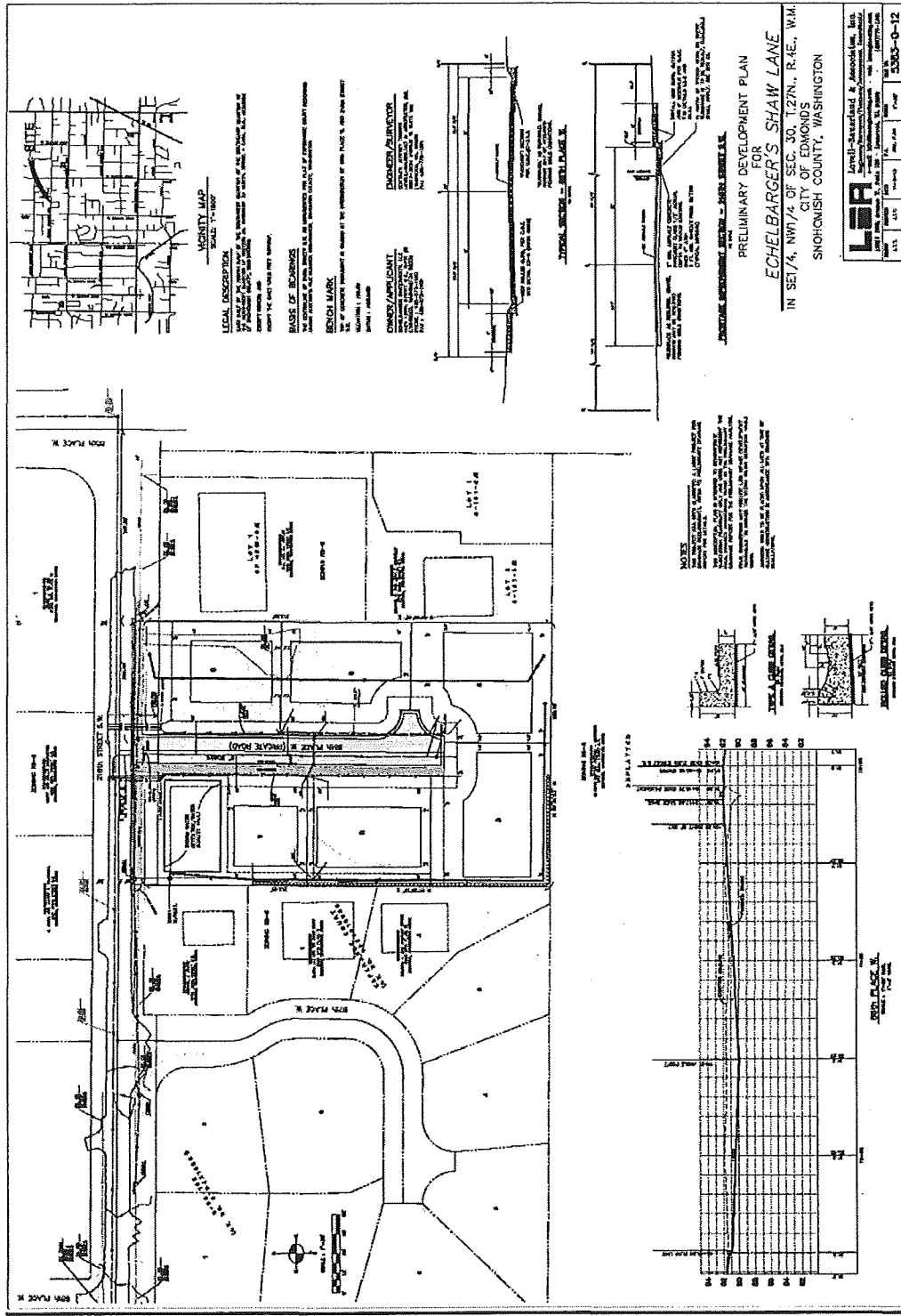
TOPOGRAPHY SURVEY
 FOR
ECHELBARGER INVESTMENTS, LLC
 IN S1/4, N1/4 OF SEC. 30, T27N, R.4E, W.1E,
 CITY OF EDWARDS
 SNOHOMISH COUNTY, WASHINGTON



Section 3: Proposed Project

The applicant proposes to build a new 6-lot single family subdivision. The existing structures, and all vegetation will be removed during grading activities in the development area of the site. The plat will be accessed from 218th Street SW by a private road terminating in a turn-around. Rockery is proposed along the west and south property lines, the depressed area adjacent to the southwest corner of the property will be backfilled and graded with suitable materials.

A proposed underground wet vault in the northwest corner of the site will provide controlled release of the developed runoff before discharging to the existing public system in 218th Street SW. New conveyance system will be installed along the north side of subject property adjacent to 218th Street SW. The runoff from the frontage improvements along 218th Street SW that bypasses the detention system will be collected at the new catch basin structure proposed outside the northwest parcel corner and adjacent to SW 218th Street SW. The flow released from the underground vault will be discharge into the same catch basin structure, which will carry the flow downstream to a new storm drainage structure to be installed on existing 12-inch PVC storm drain line.



DEVELOPED CONDITIONS

Section 4: Summary of Minimum Requirements

Minimum Requirement #1: Preparation of Stormwater Site Plan

The proposed site development consists of disturbing about 1.456 acres of land and creating/replacing about 28,070 sf of impervious surface. Stormwater Site Plan will be provided in final engineering.

Minimum Requirement #2: Construction Stormwater Pollution Prevention Plan

Construction Stormwater Pollution Prevention Plan (SWPPP) will be provided in final engineering.

Minimum Requirement #3: Source Control of Pollution

Source control BMPs will be used to the maximum extent possible. A SWPPP will be prepared to provide guidance for source control BMPs.

Minimum Requirement #4: Preservation of Natural Drainage Systems and Outfalls

Existing on-site drainage pattern will be converted from overland sheet flow to pipe conveyance system. The onsite runoff will be collected, detained and treated prior to being release at the appropriate discharge rates into the existing pipe storm system along 218th Street SW. By controlling the release rate from the onsite runoff, potential increases in downstream drainage system flow rate should be minimized. This site is located in Westgate Pond sub-basin, which is part of the Shell Creek drainage basin.

Minimum Requirement #5: Onsite Stormwater Management

The site's stormwater control system may utilize Low Impact Development (LID) measures for onsite stormwater management.

Minimum Requirement #6: Runoff Treatment

All new project pollution-generating surfaces will be subjected to Basic Water Quality Treatment.

Minimum Requirement #7: Flow Control

In addition to the flow control requirement (match 2-year and 10-year peak discharge rates of the developed to the predeveloped conditions), the flow control is designed to discharge durations from the developed site match those of the predeveloped durations for the range of the redeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year peak flow.

Minimum Requirement #8: Wetlands Protection

No wetlands are known to exist on or immediately adjacent to the site.

Minimum Requirement #9: Operation and Maintenance

An operation and maintenance summary will be provided in final engineering.

Minimum Requirement #10: Offsite Analysis and Mitigation

See Section 4 and Section 5.

Minimum Requirement #11: Financial Liability

This requirement will be addressed during final engineering.

Section 4: Upstream Analysis

This Westgate Pond sub-basin (61-acre) is almost entirely fully developed, primarily with single-family houses. The sub-basin boundary is generally bounded by 216th Street SW on the north, 85th Place W on the east, 220th Street SW on the south, and 92th Avenue W on the west.

The project site represents about less than 2.4% of the sub-basin (Westgate Pond) and about 0.2% of the entire Shell Creek watershed (821-acre). The offsite basin runoff starts about 300' (east) upstream from the site, and the storm water is collected in series of pipes and catch basins along 218th Street SW. With the mitigated stormwater quality and quantity controls proposed on-site, there is believed to be no adverse impacts to the upstream system. Backwater analysis will be provided in final engineering.

Section 5: Downstream Analysis

The project runoff will be collected in the detention vault, and the detained stormwater will be released through the flow control structure and discharged into existing pipe storm system along 218th Street SW. The storm pipe system continues west and empties into Westgate Pond.

By controlling the release rate from the onsite runoff, potential increases in downstream drainage system flow rate should be minimized. Capacity of existing pipe storm system and backwater analysis will be provided in final engineering.

Section 6: Drainage Methodology and Applicable Code

The proposed detention system was designed in compliance with *The Edmonds Community Development Code (ECDC) Chapter 18.30*. Since the disturbed site area is greater than 1-acre, the project site is classified as Large Site Project, the developed release rate requirement is to maintain the predeveloped condition peak runoff rate for the ½ of the existing 2-year, 10-year, and 100-year, 24-hour design storms. Runoff values and detention sizing were calculated using the computer program Western Washington Hydrology Model (WWHM3). For the existing condition target runoff values, the entire site was modeled as type C soil (till) with forest vegetation on a flat slope.

Section 7: Water Quality

Dead storage in the bottom of the proposed vault was provided to allow for basic water quality treatment.

Section 8: Temporary Construction Sediment & Erosion Control

During construction standard BMPs will be employed to control potential adverse impacts to adjacent properties. These methods will include a temporary construction entrance, silt fencing, existing catch basin protection, dust control, and temporary seeding of disturbed areas as required. If required, a temporary sediment pond/trap can be constructed to reduce runoff turbidity.

Section 9: Storm Drainage Detention Calculations

Current City code requires that the project's stormwater control facilities meet the minimum requirement #7 in Section 4 of Appendix 1 of the Western Washington Phase II Municipal Stormwater Permit. In accordance with the design standards, development projects must provide flow control to reduce the impact of stormwater runoff from impervious surfaces and land cover conversions. The flow control standard requires that stormwater discharges shall match developed discharge durations to pre-developed durations for a range of pre-developed discharge rates from 50% of the 2-year peak flow up to the full 50-year peak flow.

Western Washington Hydrology Model 3 (WVHM3) is the modeling software release by the Department of Ecology that is used to size stormwater control facilities in western Washington. WVHM3 uses the EPA HSPF software program to perform continuous storm modeling of rainfall-runoff and routing computations. WVHM3 models the rainfall-runoff for pre and post development, and sizing for a detention facility to control the developed runoff per the minimum requirement #7. Final engineering may include Low Impact Development (LID) measures to reduce the stormwater detention vault.

The pre-developed conditions of the entire 1.456 acres of on-site development area are assumed to be forested. The post-developed area includes 0.644 acres – 44.2% impervious and 0.812 acres – 55.8% pervious (lawn area).

Storm Detention Summary Table

Total Project Area:	63,440 sf	1.456 (Ac.)
Proposed Impervious:	28,070 sf	0.644 (Ac.)
Proposed Pervious:	35,370 sf	0.812 (Ac.)

Existing Runoff Rate:

2-year	0.0150 cfs
10-year	0.0289 cfs
100-year	0.0396 cfs

Developed Runoff Rate:

2-year	0.1638 cfs
10-year	0.2820 cfs
100-year	0.4619 cfs

Detention System Release Rates:

2-year	0.0065 cfs
10-year	0.0138 cfs
100-year	0.0296 cfs

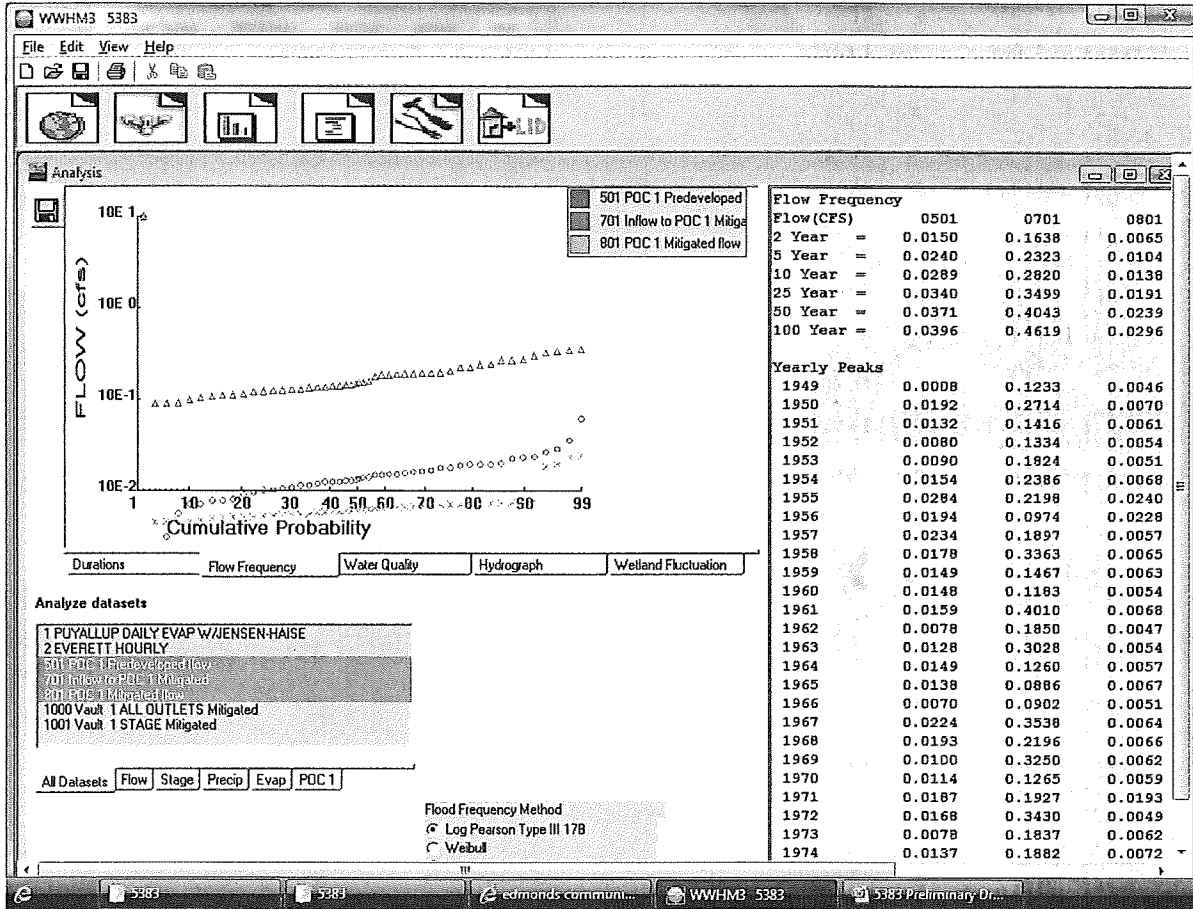


Figure-1

- 501 - Predeveloped Flow (CFS)
- 701 - Developed Unmitigated Flow (CFS)
- 801 - Developed Mitigated Flow (CFS)

Emergency Overflow Riser Elevation Analysis

Design Criteria:

Per EDDS Chapter 5, Section 10.G-3, page 91a, requires that 'the emergency overflow elevation shall be at least 0.2-feet above the water surface elevation occurring at the 100-year, 15-minute flow rate calculated using a continuous simulation runoff model approved by Snohomish County. The 100-year, 15-minute flow rate is estimated flow is estimated by multiplying the 100-year, 1-hour rate by a factor of 1.6.

Design Methodology:

Step 1. Calculate the water surface elevation required by both the emergency overflow riser and Restrictor riser to accommodate the 100-year, 1-hour rate for the developed unmitigated flow (0701) per WWHM3 as shown in figure-1.

From Figure-1 the 100-year, 1-hour flow for (0701) = 0.4619 cfs

Step 2: Estimate the 15-minute flow rate by multiplying the above by a factor of 1.6, as follows:

$$0.4619 \text{ cfs} \times 1.6 = 0.74 \text{ cfs}$$

Step 3: Use 2010 Snohomish County Drainage Manual Volume III Figure 3.14 to calculate the required head for each riser, as follows:

Primary Riser diameter = 18"

Emergency Overflow riser diameter = 18"

100-year, 15-minute flow per above = 0.74 cfs (Use 1.0 cfs)

From Figure 3.14 (on the next page of this report), here are the results:

Head for 18" Restrictor riser = 0.18'

Head for 18" Emergency Overflow Riser = 0.18'

Step 4: Per EDDS, the emergency overflow riser shall be at least 0.2 feet above the head required (**0.18 feet**) for the restrictor riser to accommodate the 100-year, 15-minute flow (**0.74 cfs**).

Using the above data, calculate the Top Elevation of the 12" emergency overflow rise above the 12" Restrictor riser top, as follows:

$$\text{Emergency overflow riser top} = 0.20' + 0.18' = \underline{0.38'} \text{ above the Restrictor riser top.}$$

WATER QUALITY CALCULATION

Per the Section 4 of Appendix 1 of the Western Washington Phase II Municipal Stormwater Permit (minimum requirement #6), water quality treatment to remove pollutants shall be provided for stormwater runoff from the development. The minimum treatment flow shall be the 91st percentile of the 24-hour runoff (0.0668 cfs) indicated by the WWHM3 continuous runoff model. The wet vault will provide basic water quality treatment.

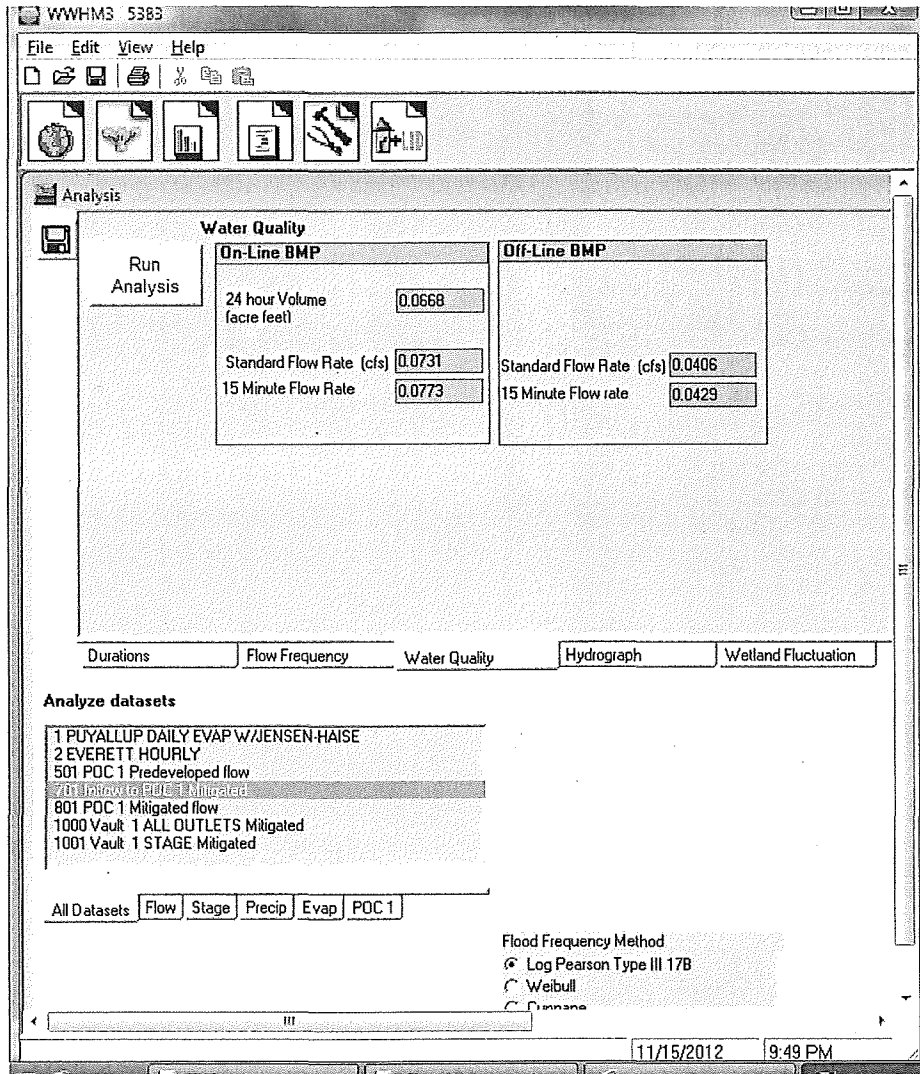


Figure-2

Convert the 24 hour volume (acre-feet) from Figure-2 to cubic feet, as follows:

$$0.0668 \text{ acre-feet} \times (43,560 \text{ cf/acre}) = \underline{\underline{2,910 \text{ cf}}}$$

This is the required 'dead storage' volume.

$$\text{Storage provided} = 70' \times 42' \times 1' = 2,940 \text{ cf}$$

Western Washington Hydrology Model
PROJECT REPORT

Project Name: 5383
Site Address: 8620 218th Street SW
City : Edmonds
Report Date : 11/16/2012
Gage : Everett
Data Start : 1948/10/01
Data End : 1997/09/30
Precip Scale: 0.80
WVHM3 Version:

PREDEVELOPED LAND USE

Name : Basin 1
Bypass: No

GroundWater: No

<u>Pervious Land Use</u>	<u>Acres</u>
C, Forest, Flat	1.456

<u>Impervious Land Use</u>	<u>Acres</u>
----------------------------	--------------

Element Flows To:
Surface Interflow Groundwater

Name : Basin 1
Bypass: No

GroundWater: No

<u>Pervious Land Use</u>	<u>Acres</u>
C, Lawn, Mod	.812

<u>Impervious Land Use</u>	<u>Acres</u>
ROADS FLAT	0.162
DRIVEWAYS FLAT	0.482

Element Flows To:
Surface Interflow Groundwater
Vault 1, Vault 1,

Name : Vault 1
 Width : 42 ft.
 Length : 70 ft.
 Depth: 9.5ft.

Discharge Structure

Riser Height: 8.5 ft.
 Riser Diameter: 18 in.
 Orifice 1 Diameter: 0.3333 in. Elevation: 0 ft.
 Orifice 1 Diameter: 0.8333 in. Elevation: 7.5 ft.

Element Flows To:

Outlet 1. Outlet 2

Vault Hydraulic Table

Stage(ft)	Area(acr)	Volume(acr-ft)	Dschrg(cfs)	Infilt(cfs)
0.000	0.067	0.000	0.000	0.000
0.106	0.067	0.007	0.001	0.000
0.211	0.067	0.014	0.001	0.000
0.317	0.067	0.021	0.002	0.000
0.422	0.067	0.028	0.002	0.000
0.528	0.067	0.036	0.002	0.000
0.633	0.067	0.043	0.002	0.000
0.739	0.067	0.050	0.003	0.000
0.844	0.067	0.057	0.003	0.000
0.950	0.067	0.064	0.003	0.000
1.056	0.067	0.071	0.003	0.000
1.161	0.067	0.078	0.003	0.000
1.267	0.067	0.085	0.003	0.000
1.372	0.067	0.093	0.003	0.000
1.478	0.067	0.100	0.004	0.000
1.583	0.067	0.107	0.004	0.000
1.689	0.067	0.114	0.004	0.000
1.794	0.067	0.121	0.004	0.000
1.900	0.067	0.128	0.004	0.000
2.006	0.067	0.135	0.004	0.000
2.111	0.067	0.142	0.004	0.000
2.217	0.067	0.150	0.004	0.000
2.322	0.067	0.157	0.004	0.000
2.428	0.067	0.164	0.005	0.000
2.533	0.067	0.171	0.005	0.000
2.639	0.067	0.178	0.005	0.000
2.744	0.067	0.185	0.005	0.000
2.850	0.067	0.192	0.005	0.000
2.956	0.067	0.199	0.005	0.000
3.061	0.067	0.207	0.005	0.000
3.167	0.067	0.214	0.005	0.000
3.272	0.067	0.221	0.005	0.000
3.378	0.067	0.228	0.005	0.000
3.483	0.067	0.235	0.005	0.000
3.589	0.067	0.242	0.006	0.000
3.694	0.067	0.249	0.006	0.000
3.800	0.067	0.256	0.006	0.000
3.906	0.067	0.264	0.006	0.000
4.011	0.067	0.271	0.006	0.000
4.117	0.067	0.278	0.006	0.000
4.222	0.067	0.285	0.006	0.000

4.328	0.067	0.292	0.006	0.000
4.433	0.067	0.299	0.006	0.000
4.539	0.067	0.306	0.006	0.000
4.644	0.067	0.313	0.006	0.000
4.750	0.067	0.321	0.006	0.000
4.856	0.067	0.328	0.006	0.000
4.961	0.067	0.335	0.006	0.000
5.067	0.067	0.342	0.007	0.000
5.172	0.067	0.349	0.007	0.000
5.278	0.067	0.356	0.007	0.000
5.383	0.067	0.363	0.007	0.000
5.489	0.067	0.370	0.007	0.000
5.594	0.067	0.378	0.007	0.000
5.700	0.067	0.385	0.007	0.000
5.806	0.067	0.392	0.007	0.000
5.911	0.067	0.399	0.007	0.000
6.017	0.067	0.406	0.007	0.000
6.122	0.067	0.413	0.007	0.000
6.228	0.067	0.420	0.007	0.000
6.333	0.067	0.427	0.007	0.000
6.439	0.067	0.435	0.007	0.000
6.544	0.067	0.442	0.007	0.000
6.650	0.067	0.449	0.008	0.000
6.756	0.067	0.456	0.008	0.000
6.861	0.067	0.463	0.008	0.000
6.967	0.067	0.470	0.008	0.000
7.072	0.067	0.477	0.008	0.000
7.178	0.067	0.484	0.008	0.000
7.283	0.067	0.492	0.008	0.000
7.389	0.067	0.499	0.008	0.000
7.494	0.067	0.506	0.008	0.000
7.600	0.067	0.513	0.014	0.000
7.706	0.067	0.520	0.016	0.000
7.811	0.067	0.527	0.018	0.000
7.917	0.067	0.534	0.020	0.000
8.022	0.067	0.541	0.021	0.000
8.128	0.067	0.549	0.023	0.000
8.233	0.067	0.556	0.024	0.000
8.339	0.067	0.563	0.025	0.000
8.444	0.067	0.570	0.026	0.000
8.550	0.067	0.577	0.191	0.000
8.656	0.067	0.584	0.924	0.000
8.761	0.067	0.591	1.978	0.000
8.867	0.067	0.598	3.273	0.000
8.972	0.067	0.606	4.771	0.000
9.078	0.067	0.613	6.447	0.000
9.183	0.067	0.620	8.284	0.000
9.289	0.067	0.627	10.27	0.000
9.394	0.067	0.634	12.39	0.000
9.500	0.067	0.641	14.64	0.000
9.606	0.067	0.648	17.02	0.000
9.711	0.000	0.000	19.51	0.000

MITIGATED LAND USE

ANALYSIS RESULTS

Flow Frequency Return Periods for Predeveloped. POC #1

<u>Return Period</u>	<u>Flow(cfs)</u>
2 year	0.015001
5 year	0.023973
10 year	0.028937
25 year	0.034039
50 year	0.037094
100 year	0.039616

Flow Frequency Return Periods for Mitigated. POC #1

<u>Return Period</u>	<u>Flow(cfs)</u>
2 year	0.006524
5 year	0.010399
10 year	0.01375
25 year	0.019051
50 year	0.023893
100 year	0.02961

Yearly Peaks for Predeveloped and Mitigated. POC #1

<u>Year</u>	<u>Predeveloped</u>	<u>Mitigated</u>
1950	0.001	0.005
1951	0.019	0.007
1952	0.013	0.006
1953	0.008	0.005
1954	0.009	0.005
1955	0.015	0.007
1956	0.028	0.024
1957	0.019	0.023
1958	0.023	0.006
1959	0.018	0.007
1960	0.015	0.006
1961	0.015	0.005
1962	0.016	0.007
1963	0.008	0.005
1964	0.013	0.005
1965	0.015	0.006
1966	0.014	0.007
1967	0.007	0.005
1968	0.022	0.006
1969	0.019	0.007
1970	0.010	0.006
1971	0.011	0.006
1972	0.019	0.019
1973	0.017	0.005
1974	0.008	0.006
1975	0.014	0.007
1976	0.012	0.005
1977	0.012	0.006
1978	0.003	0.005
1979	0.010	0.005
1980	0.026	0.005
1981	0.011	0.005
1982	0.011	0.004
1983	0.018	0.007
1984	0.012	0.007

1985	0.015	0.007
1986	0.023	0.018
1987	0.061	0.008
1988	0.020	0.007
1989	0.012	0.006
1990	0.010	0.005
1991	0.013	0.006
1992	0.016	0.007
1993	0.011	0.006
1994	0.007	0.005
1995	0.006	0.006
1996	0.013	0.007
1997	0.035	0.007
1998	0.070	0.076

Ranked Yearly Peaks for Predeveloped and Mitigated. POC #1

Rank	Predeveloped	Mitigated
1	0.0704	0.0756
2	0.0611	0.0240
3	0.0352	0.0228
4	0.0284	0.0193
5	0.0263	0.0181
6	0.0234	0.0077
7	0.0229	0.0075
8	0.0224	0.0074
9	0.0198	0.0074
10	0.0194	0.0072
11	0.0193	0.0070
12	0.0192	0.0070
13	0.0187	0.0070
14	0.0178	0.0069
15	0.0175	0.0068
16	0.0168	0.0068
17	0.0160	0.0067
18	0.0159	0.0066
19	0.0154	0.0065
20	0.0150	0.0065
21	0.0149	0.0065
22	0.0149	0.0064
23	0.0148	0.0063
24	0.0138	0.0062
25	0.0137	0.0062
26	0.0134	0.0061
27	0.0132	0.0061
28	0.0128	0.0060
29	0.0128	0.0059
30	0.0124	0.0058
31	0.0124	0.0057
32	0.0124	0.0057
33	0.0118	0.0057
34	0.0114	0.0054
35	0.0113	0.0054
36	0.0106	0.0054
37	0.0106	0.0054
38	0.0100	0.0053
39	0.0100	0.0053
40	0.0095	0.0051
41	0.0090	0.0051
42	0.0080	0.0051

43	0.0078	0.0051
44	0.0078	0.0049
45	0.0071	0.0047
46	0.0070	0.0046
47	0.0056	0.0045
48	0.0031	0.0045
49	0.0008	0.0045

POC #1
The Facility PASSED

The Facility PASSED.

Flow(CFS)	Predev	Dev	Percentage	Pass/Fail
0.0075	4096	2115	51	Pass
0.0078	3790	923	24	Pass
0.0081	3503	531	15	Pass
0.0084	3239	525	16	Pass
0.0087	2971	521	17	Pass
0.0090	2751	516	18	Pass
0.0093	2547	509	19	Pass
0.0096	2358	504	21	Pass
0.0099	2183	498	22	Pass
0.0102	2040	494	24	Pass
0.0105	1893	489	25	Pass
0.0108	1766	484	27	Pass
0.0111	1647	481	29	Pass
0.0114	1529	477	31	Pass
0.0117	1411	471	33	Pass
0.0120	1303	468	35	Pass
0.0123	1207	462	38	Pass
0.0126	1118	458	40	Pass
0.0129	1045	455	43	Pass
0.0132	966	448	46	Pass
0.0135	904	445	49	Pass
0.0138	839	440	52	Pass
0.0141	780	434	55	Pass
0.0144	739	429	58	Pass
0.0147	697	422	60	Pass
0.0150	652	416	63	Pass
0.0153	622	409	65	Pass
0.0156	587	402	68	Pass
0.0159	553	394	71	Pass
0.0162	525	388	73	Pass
0.0165	501	374	74	Pass
0.0168	466	360	77	Pass
0.0171	438	344	78	Pass
0.0174	418	330	78	Pass
0.0177	397	320	80	Pass
0.0180	380	299	78	Pass
0.0183	362	263	72	Pass
0.0186	345	253	73	Pass
0.0189	320	241	75	Pass
0.0192	305	226	74	Pass
0.0195	289	209	72	Pass
0.0198	281	201	71	Pass
0.0201	269	194	72	Pass
0.0204	260	187	71	Pass

0.0207	251	180	71	Pass
0.0210	241	169	70	Pass
0.0213	236	165	69	Pass
0.0215	231	158	68	Pass
0.0218	224	147	65	Pass
0.0221	217	136	62	Pass
0.0224	209	121	57	Pass
0.0227	196	106	54	Pass
0.0230	190	89	46	Pass
0.0233	181	81	44	Pass
0.0236	173	74	42	Pass
0.0239	169	63	37	Pass
0.0242	158	60	37	Pass
0.0245	153	57	37	Pass
0.0248	149	55	36	Pass
0.0251	145	52	35	Pass
0.0254	144	49	34	Pass
0.0257	140	46	32	Pass
0.0260	138	41	29	Pass
0.0263	136	36	26	Pass
0.0266	132	34	25	Pass
0.0269	128	32	25	Pass
0.0272	126	32	25	Pass
0.0275	121	32	26	Pass
0.0278	119	31	26	Pass
0.0281	116	30	25	Pass
0.0284	115	29	25	Pass
0.0287	114	29	25	Pass
0.0290	111	29	26	Pass
0.0293	111	29	26	Pass
0.0296	111	29	26	Pass
0.0299	108	29	26	Pass
0.0302	107	28	26	Pass
0.0305	106	28	26	Pass
0.0308	103	27	26	Pass
0.0311	101	27	26	Pass
0.0314	100	27	27	Pass
0.0317	97	27	27	Pass
0.0320	96	27	28	Pass
0.0323	95	27	28	Pass
0.0326	93	27	29	Pass
0.0329	90	26	28	Pass
0.0332	88	25	28	Pass
0.0335	86	23	26	Pass
0.0338	84	22	26	Pass
0.0341	84	22	26	Pass
0.0344	82	22	26	Pass
0.0347	79	22	27	Pass
0.0350	77	21	27	Pass
0.0353	76	21	27	Pass
0.0356	75	21	28	Pass
0.0359	74	21	28	Pass
0.0362	74	21	28	Pass
0.0365	73	21	28	Pass
0.0368	72	21	29	Pass
0.0371	72	20	27	Pass

Water Quality BMP Flow and Volume for POC 1.
On-line facility volume: 0.0668 acre-feet
On-line facility target flow: 0.01 cfs.
Adjusted for 15 min: 0.0773 cfs.
Off-line facility target flow: 0.0406 cfs.
Adjusted for 15 min: 0.0429 cfs.

Perlnd and Implnd Changes

No changes have been made.

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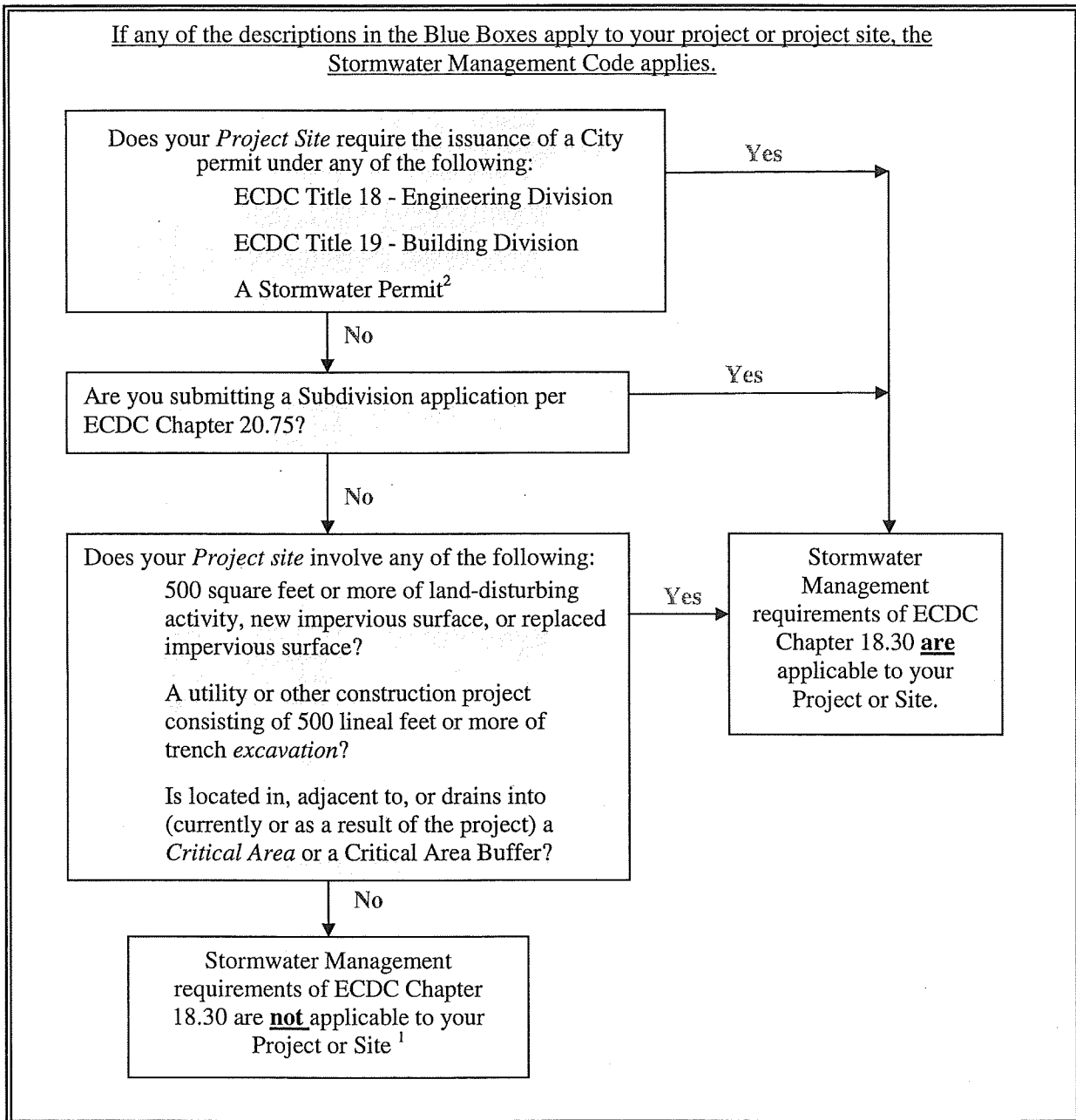
SECTION 10

Appendix

1. Determining Applicability of Stormwater Management Code ECDC Chapter 18.30
2. Project Classification
3. What Qualifies as Replaced Impervious Surface?
4. Regulation of NEW Impervious Areas for Determining Site Classification
5. Flow Chart for Determining Whether the Permittee Must Regulate the Project
6. Flow Chart for Determining Requirements for New Development
7. City of Edmonds Watersheds
8. City of Edmonds Slopes Greater than 15 percent and North Edmonds Earth Subsidence & Landslide Hazard Area (ESLHA)
9. City of Edmonds Soil Map Units (SCS 1983)
10. Custom Soil Resource Report for Snohomish County Area, Washington

Figure-A

Determining Applicability of Stormwater Management Code ECDC Chapter 18.30

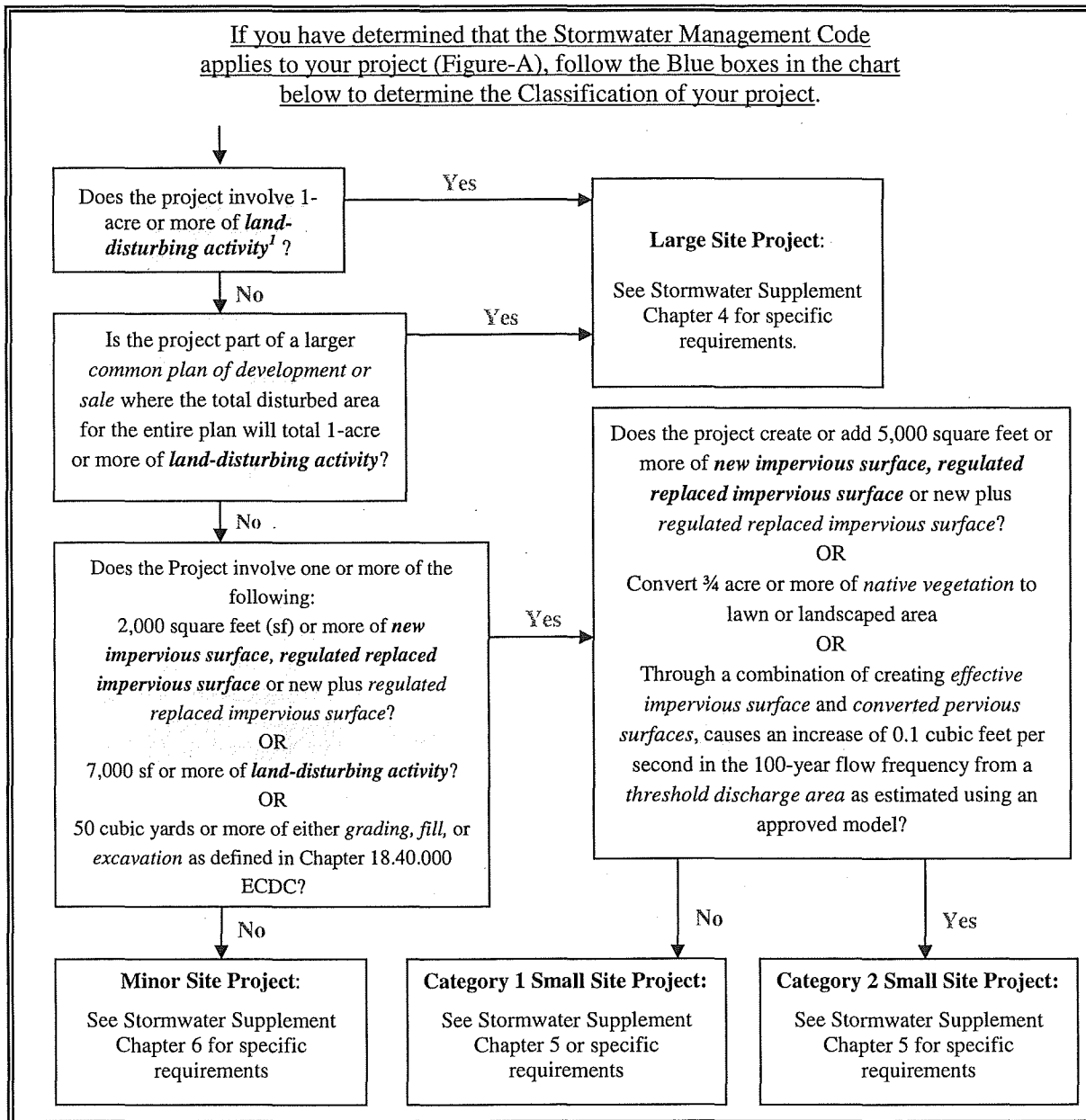


Note: The definitions of the terms in italics are found in ECDC Chapter 18.30.010 and the Stormwater Code Supplement.

¹ This chart provides an initial screening for determining the applicability of ECDC Chapter 18.30. The results from using this chart do not substitute for a determination of applicability by the Public Works Director or Designee per ECDC Chapter 18.30.030 and the relevant portions of the Supplement.

² If ECDC Chapter 18.30 is applicable to the proposed project and it does not require any other City-issued permit, a Stormwater Permit and associated fees will be required.

Figure-B
Project Classification



Notes:

Terms in bold italics are described in the Glossary on pages 10-11. The definitions of the all terms in italics are found in ECDC Chapter 18.30.010 and the Stormwater Code Supplement

The Classification flowchart assumes the project in question meets the applicability requirements of ECDC18.30.030.

¹ Land-disturbing Activity: Any activity that results in the movement of earth, or a change in the existing soil cover (both vegetative and non-vegetative) or the existing soil topography. Land disturbing activities include, but are not limited to grading, filling, excavation, and compaction associated with stabilization of structures and/or road construction.

Figure-D
What Qualifies as Replaced Impervious Surface?

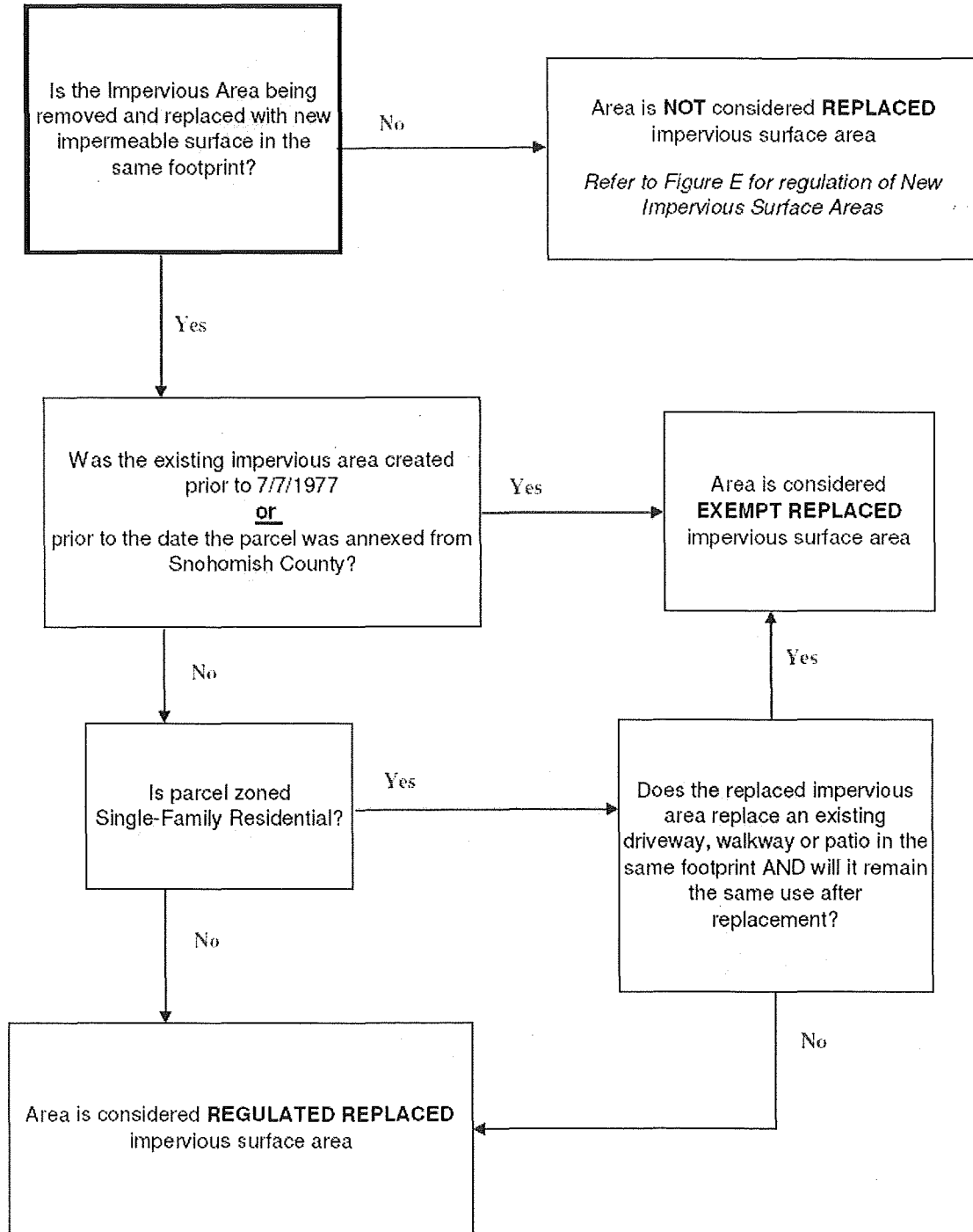
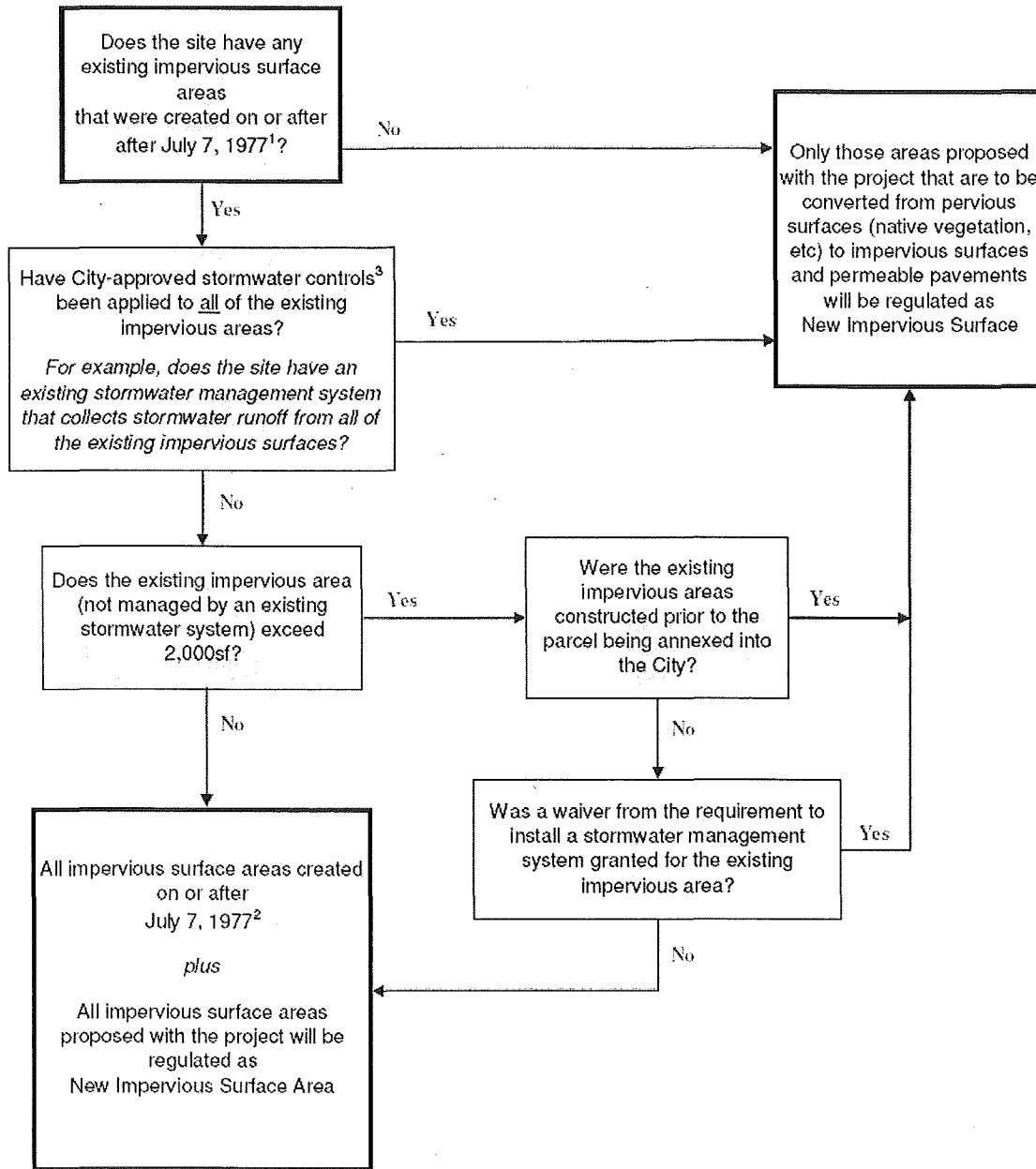


Figure-E
Regulation of NEW Impervious Surface Areas
for Determining Site Classification



Note: For the purpose of this flowchart, it is assumed that all existing impervious surface will remain after the proposed project is complete. If any existing impervious surface will be demolished for this project, the project may contain a combination of new and replaced impervious surface. See Glossary, p. 10-11.

¹ Mitigation requirements are based on the total cumulative impervious area created on a project site since July 6, 1977, the effective date of the City's first drainage control ordinance.

² For parcels that were annexed into the City after this date, the date of annexation shall substitute for the effective date of the City's first drainage control ordinance.

³ For annexed parcels, a functioning Snohomish County-approved stormwater management facility can substitute for a City-approved facility.

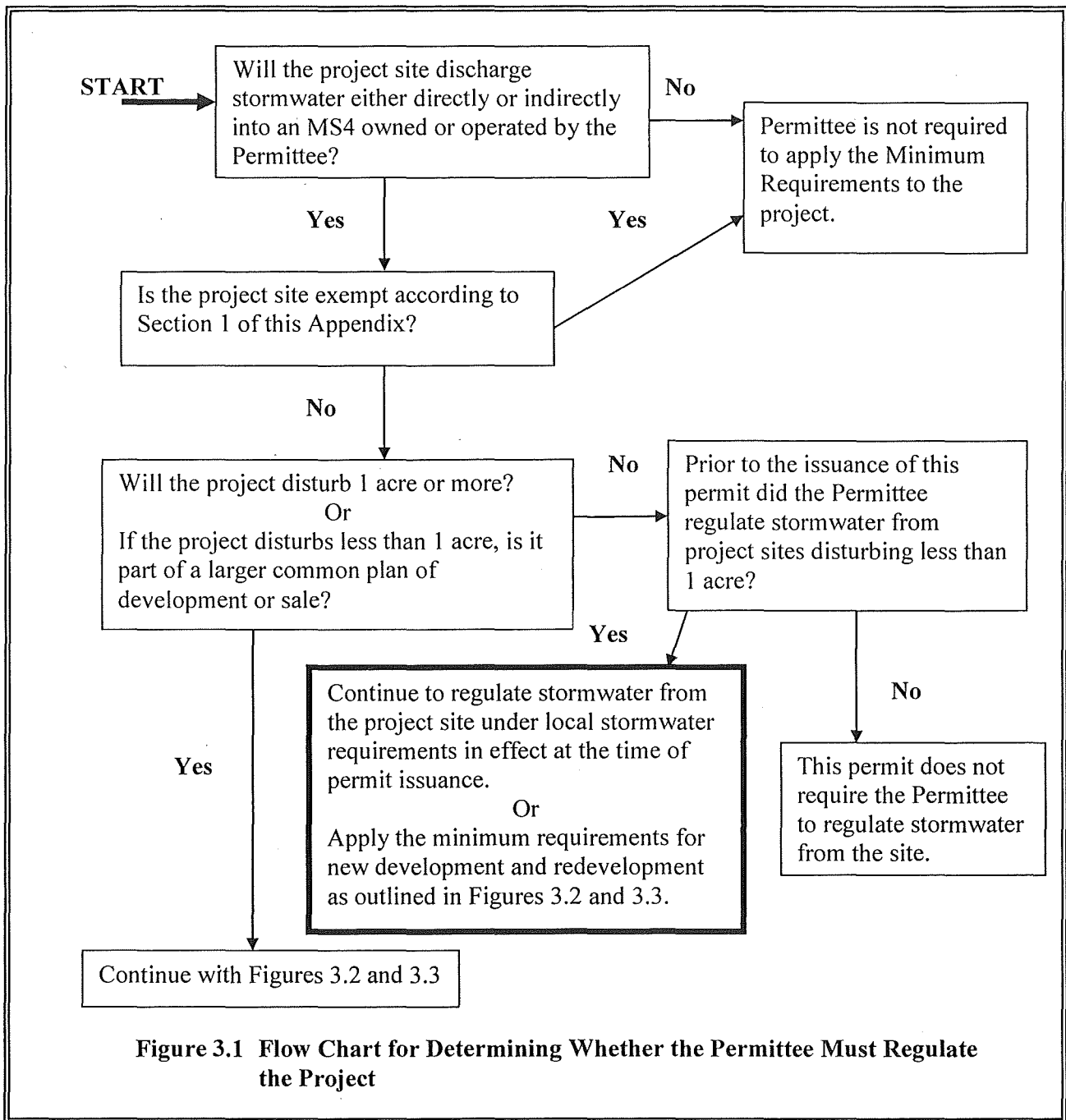


Figure 3.1 Flow Chart for Determining Whether the Permittee Must Regulate the Project

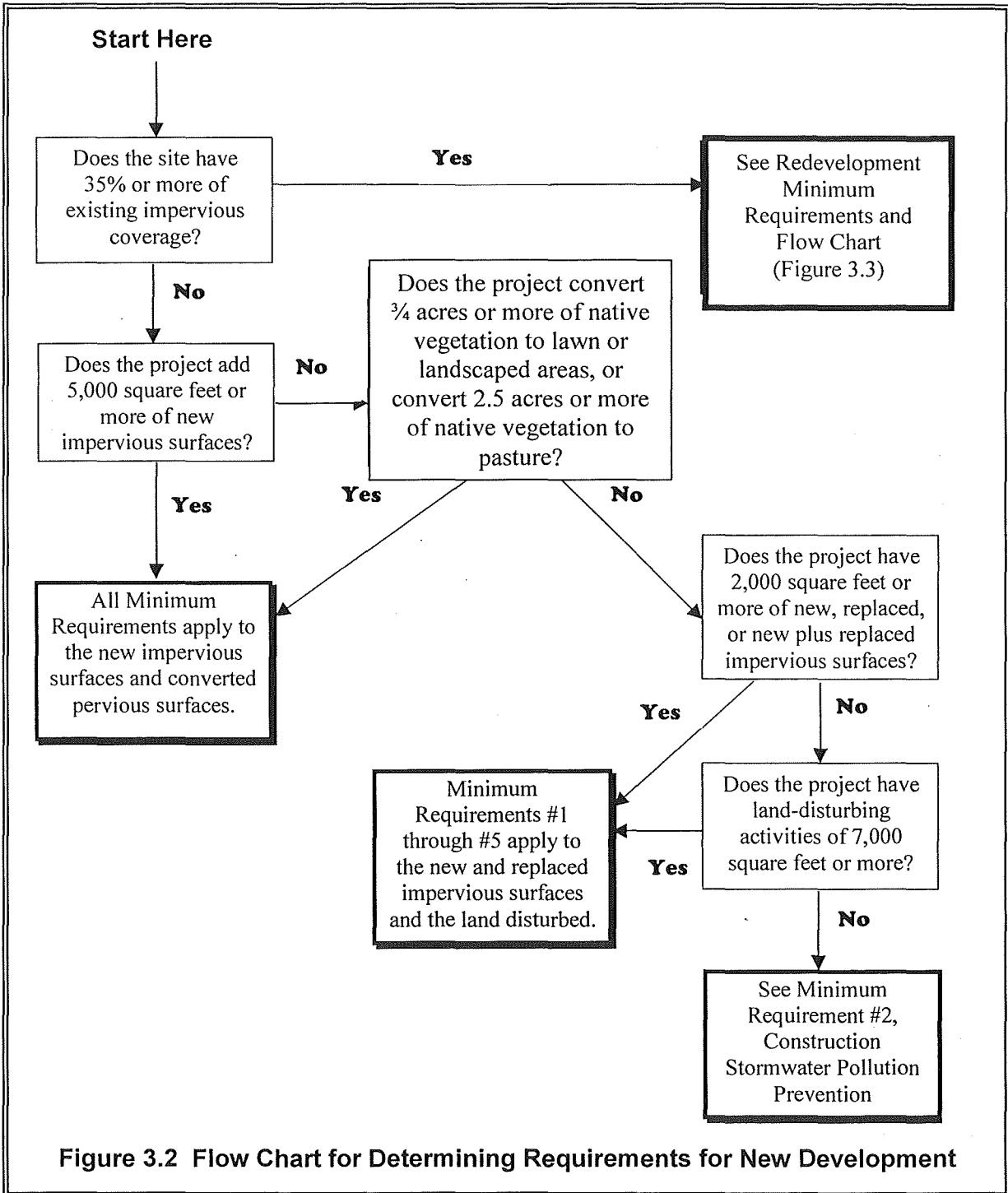
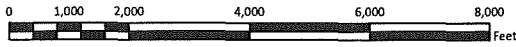




FIGURE B-1 CITY OF EDMONDS WATERSHEDS



- | | | | |
|--|----------------|--|---------------------|
| | Deer Creek | | Perrinville |
| | Edmonds Marsh | | Puget Sound |
| | Edmonds Way | | Puget Sound Piped |
| | Fruitdale | | Shell Creek |
| | Good Hope Pond | | Shellabarger |
| | Halls Creek | | Southwest Edmonds A |
| | Hindley Creek | | Southwest Edmonds B |
| | Lake Ballinger | | Stillhouse Creek |
| | Lund's Gulch | | Talbot Park A |
| | Meadowdale A | | Talbot Park B |
| | Meadowdale B | | Terrace Creek |
| | Northstream | | Westgate Pond |
| | Outfall Creek | | Willow Creek |



1 in = 2,000 ft

No warranty of any sort, including accuracy, fitness, or merchantability accompany this product.

March 30, 2010

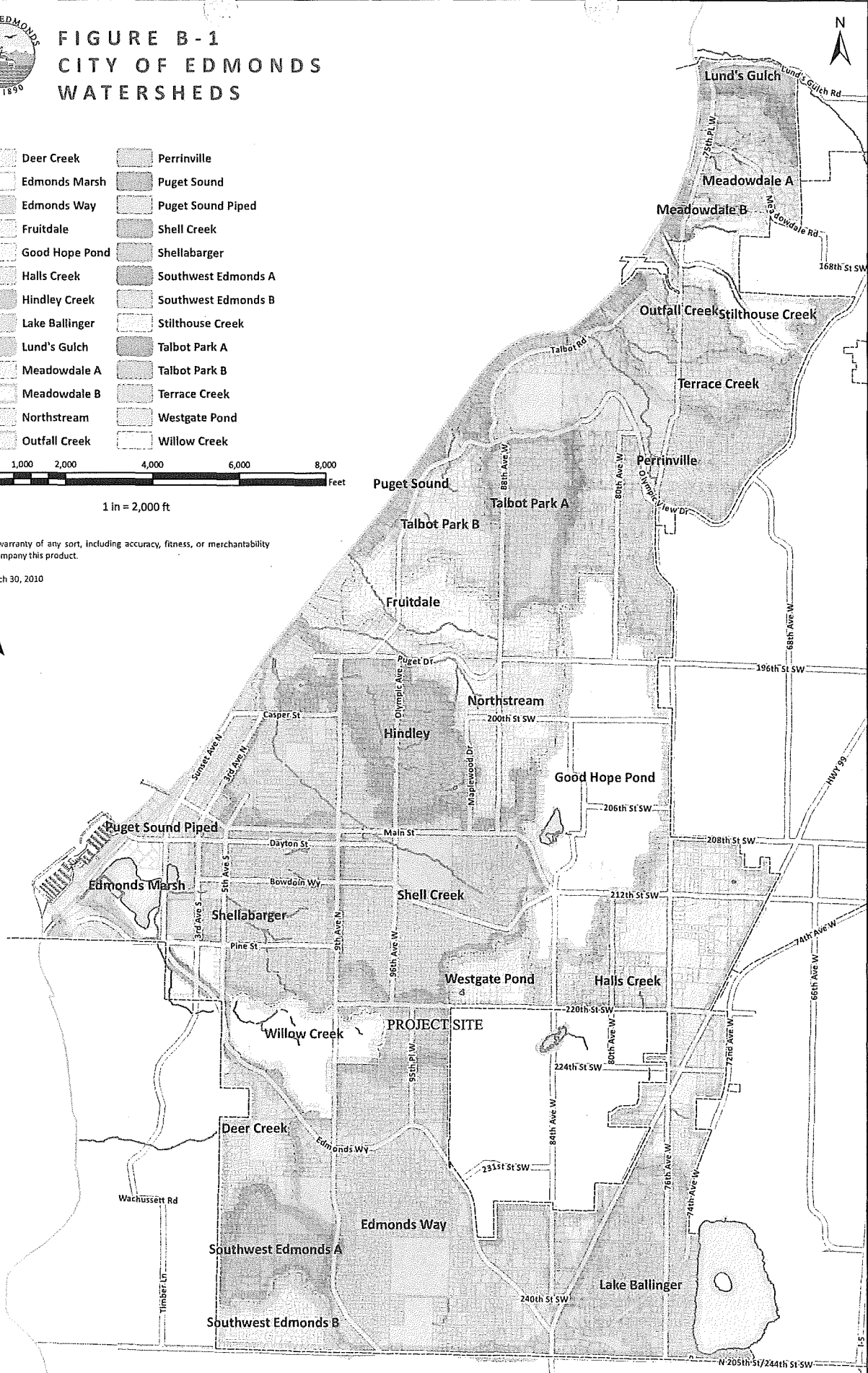


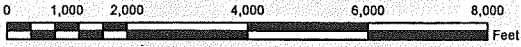


Figure B-3
City of Edmonds
Slopes Greater than 15 percent and
North Edmonds Earth Subsidence
& Landslide Hazard Area (ESLHA)

LEGEND

- North Edmonds Earth Subsidence & Landslide Hazard Area
- City of Edmonds Boundary
- Slope >15%

Note : For the ESLHA see ECDC 23.80.020 B.1. and ECDC 19.10.



1 in = 2,000 ft

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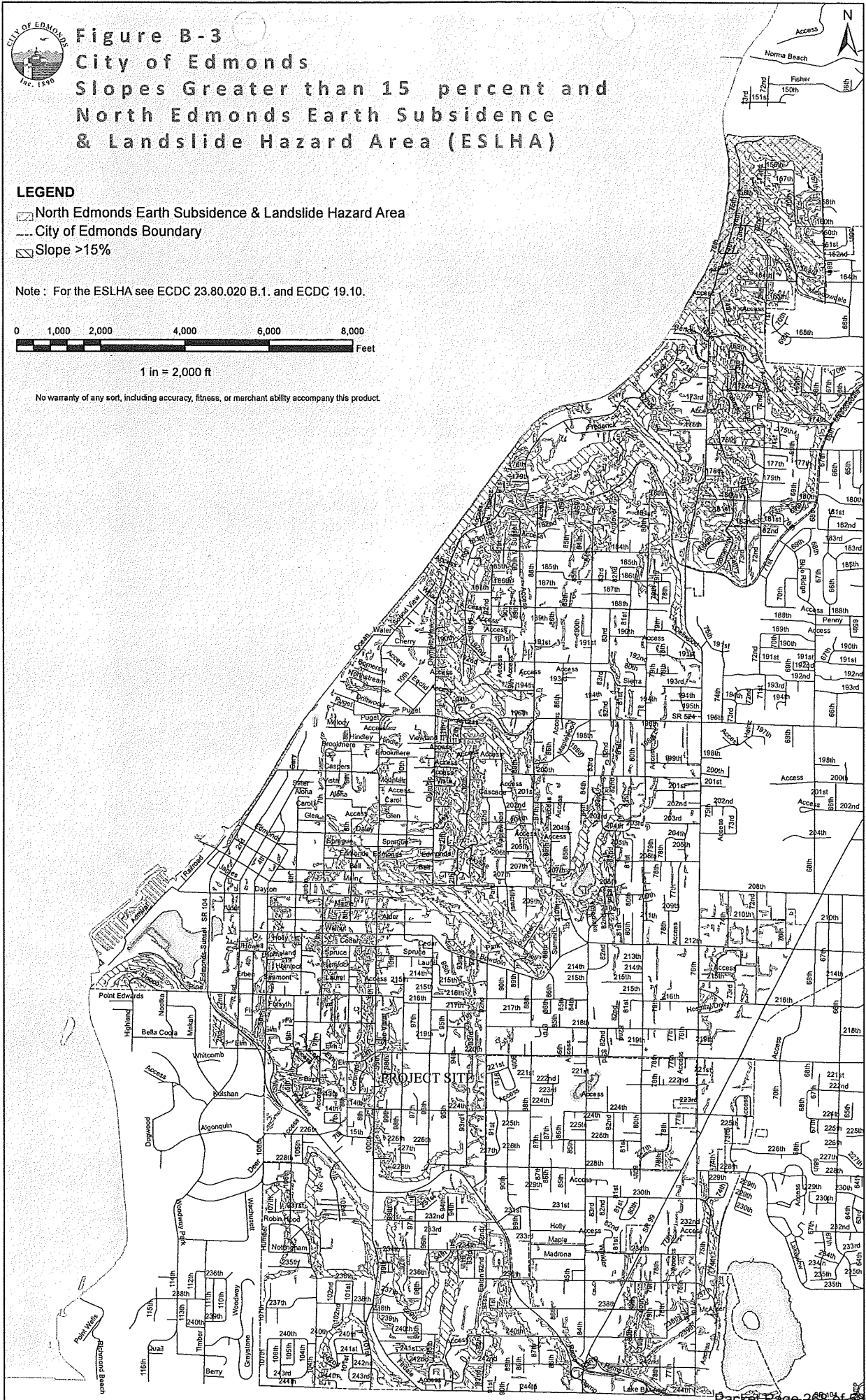




Figure B-2 City of Edmonds Soil Map Units (SCS 1983)



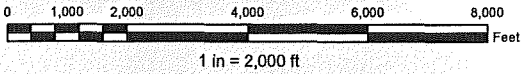
LEGEND

--- City of Edmonds Boundary

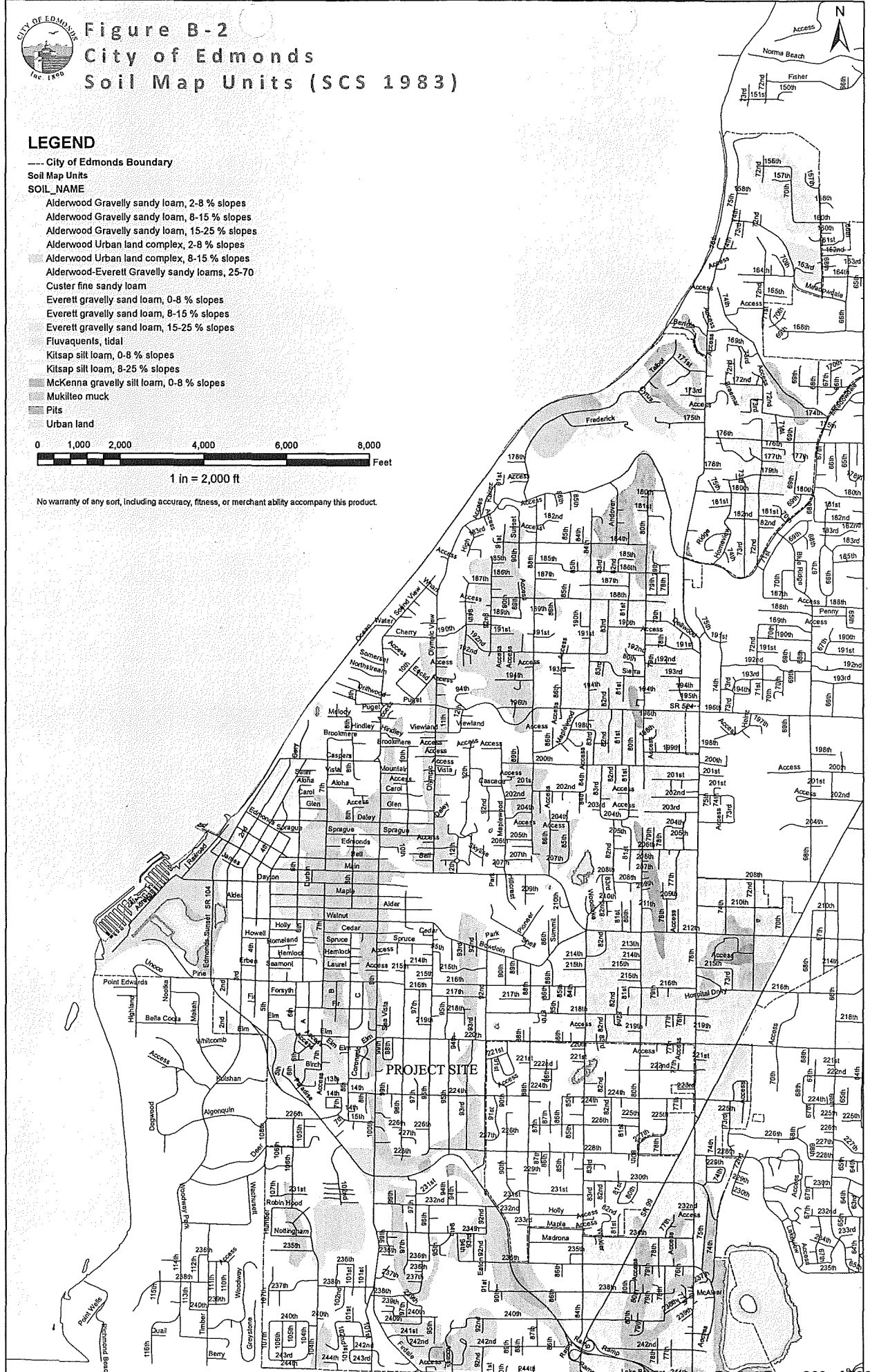
Soil Map Units

SOIL_NAME

- Alderwood Gravelly sandy loam, 2-8 % slopes
- Alderwood Gravelly sandy loam, 8-15 % slopes
- Alderwood Gravelly sandy loam, 15-25 % slopes
- Alderwood Urban land complex, 2-8 % slopes
- Alderwood Urban land complex, 8-15 % slopes
- Alderwood-Everett Gravelly sandy loams, 25-70
- Custer fine sandy loam
- Everett gravelly sand loam, 0-8 % slopes
- Everett gravelly sand loam, 8-15 % slopes
- Everett gravelly sand loam, 15-25 % slopes
- Fluvaquents, tidal
- Kitsap silt loam, 0-8 % slopes
- Kitsap silt loam, 8-25 % slopes
- McKenna gravelly silt loam, 0-8 % slopes
- Mukilleto muck
- Pits
- Urban land



No warranty of any sort, including accuracy, fitness, or merchant ability accompany this product.



USDA United States
Department of
Agriculture

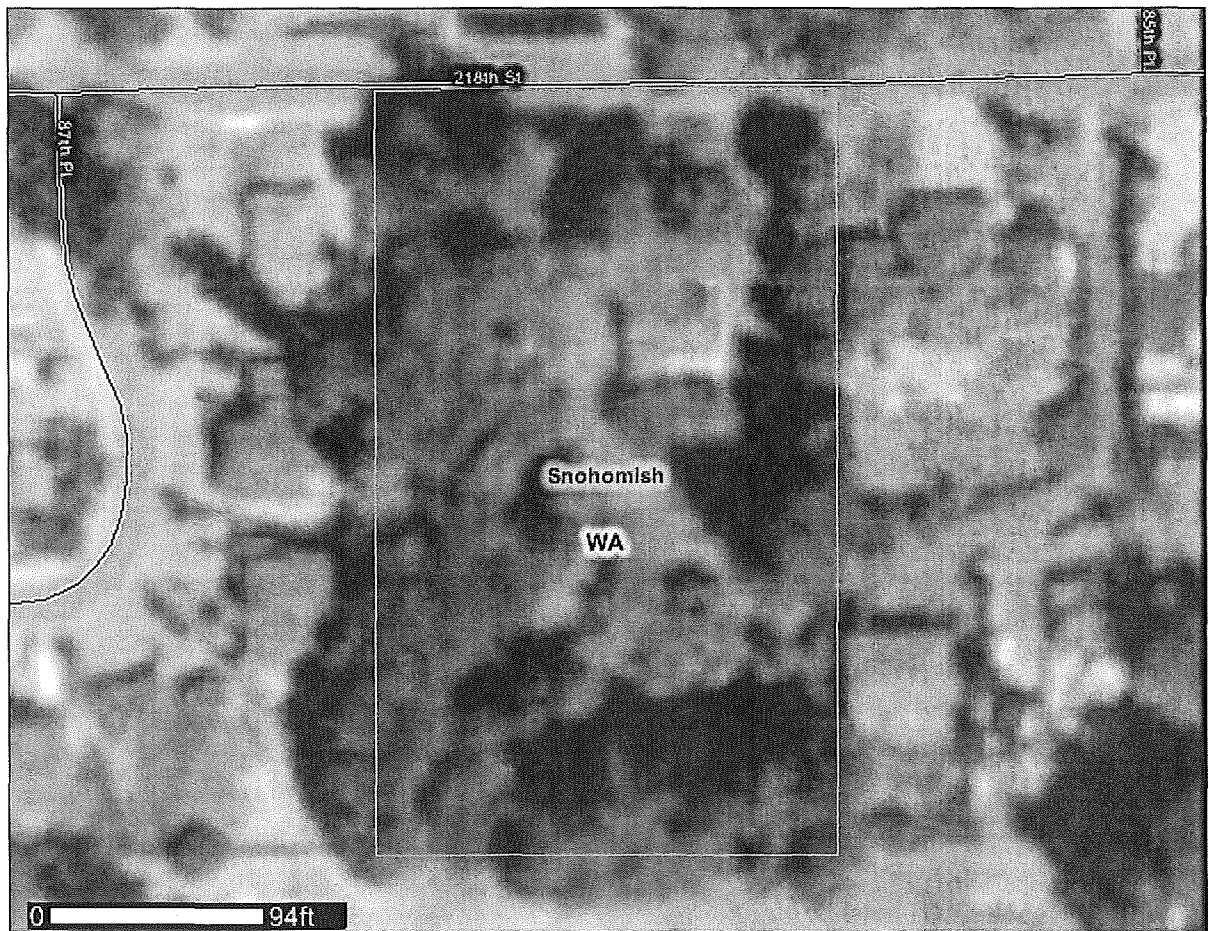


NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Snohomish County Area, Washington



November 9, 2012

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://soils.usda.gov/sqi/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nracs>) or your NRCS State Soil Scientist (http://soils.usda.gov/contact/state_offices/).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

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Snohomish County Area, Washington

5—Alderwood-Urban land complex, 2 to 8 percent slopes

Map Unit Setting

Elevation: 50 to 800 feet

Mean annual precipitation: 25 to 60 inches

Mean annual air temperature: 48 to 52 degrees F

Frost-free period: 180 to 220 days

Map Unit Composition

Alderwood and similar soils: 60 percent

Urban land: 25 percent

Minor components: 6 percent

Description of Alderwood

Setting

Landform: Till plains

Parent material: Basal till

Properties and qualities

Slope: 2 to 8 percent

Depth to restrictive feature: 20 to 40 inches to densic material

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 18 to 36 inches

Frequency of flooding: None

Frequency of ponding: None

Available water capacity: Low (about 3.0 inches)

Interpretive groups

Land capability (nonirrigated): 4s

Typical profile

0 to 7 inches: Gravelly ashy sandy loam

7 to 35 inches: Very gravelly ashy sandy loam

35 to 60 inches: Gravelly sandy loam

Minor Components

Mckenna

Percent of map unit: 2 percent

Landform: Depressions

Norma

Percent of map unit: 2 percent

Landform: Depressions

Terric medisaprists

Percent of map unit: 2 percent

Landform: Depressions

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

Custom Soil Resource Report

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

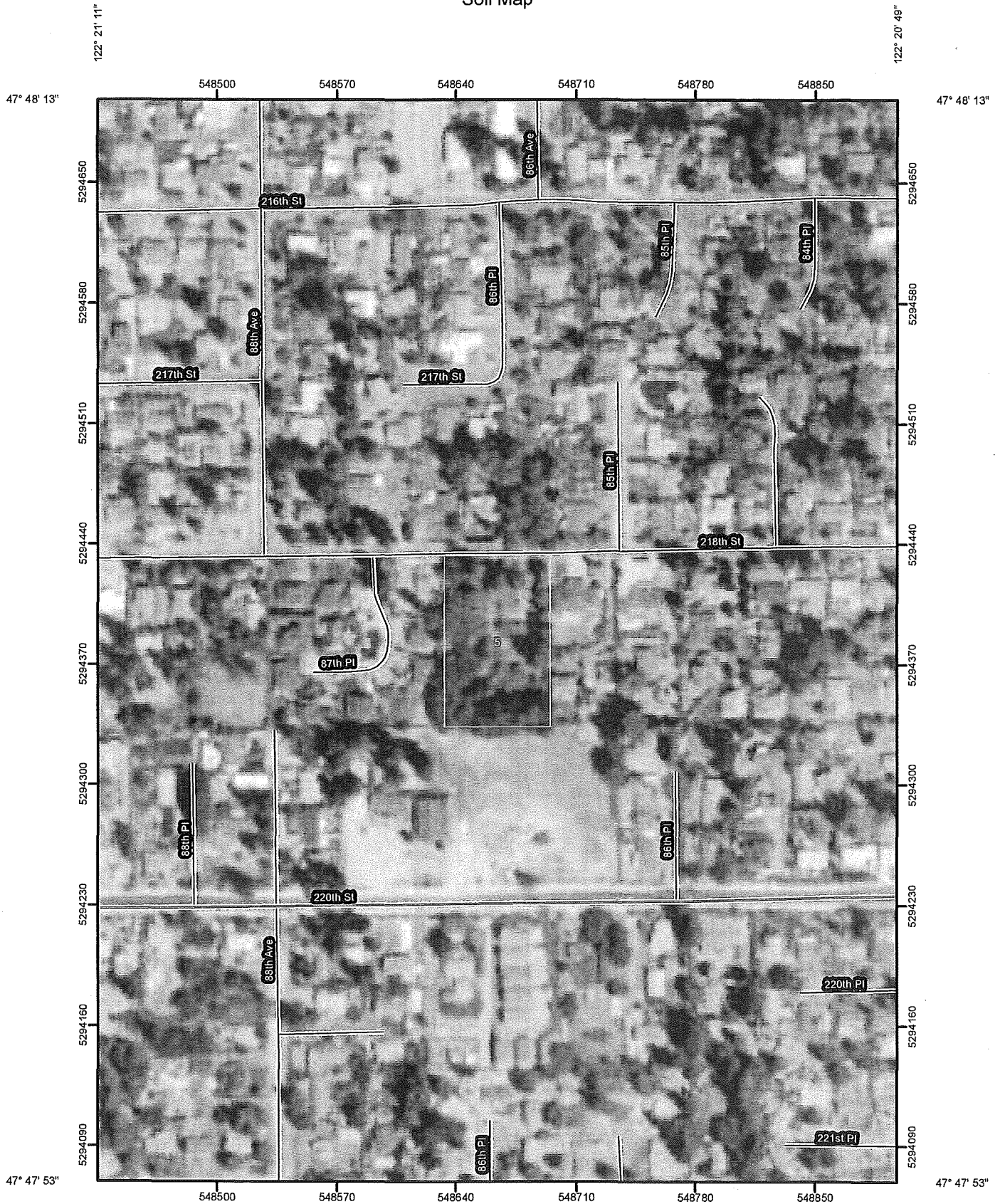
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.


Custom Soil Resource Report Soil Map




Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)


 Area of Interest (AOI)


Soils

 Soil Map Units

Special Point Features




-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot

 Very Stony Spot

 Wet Spot

 Other


Special Line Features

-  Gully
-  Short Steep Slope
-  Other






Political Features

 Cities

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

MAP INFORMATION

Map Scale: 1:3,000 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Snohomish County Area, Washington
 Survey Area Data: Version 7, Jun 29, 2012

Date(s) aerial images were photographed: 7/24/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Snohomish County Area, Washington (WA661)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Alderwood-Urban land complex, 2 to 8 percent slopes	1.5	100.0%
Totals for Area of Interest		1.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

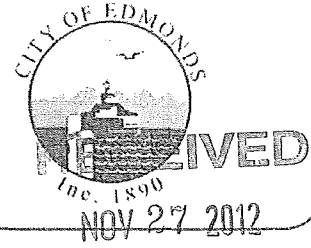
A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

City of Edmonds Traffic Impact Analysis Worksheet



DEVELOPMENT SERVICES
COUNTER

Name of Proposed Project: Echelbarger's Shaw Lane

Owner/Applicant

Echelbarger Investments, LLC
Name
4001 198th Street S.W., Suite 2
Street/Mailing Address
Lynnwood, Wa. 98036
City State Zip
Telephone: 425-673-1100

Applicant Contact Person:

Lovell-Sauerland & Assoc., Inc
Name
19217 36th Avenue W., Suite 106
Street/Mailing Address
Lynnwood, Wa. 98036
City State Zip
Telephone: 425-775-1591

Traffic Engineer who prepared the Traffic Impact Analysis (if applicable):

Firm Name _____ Contact Name _____
Telephone: _____ E-mail: _____

THRESHOLD LEVELS OF ANALYSIS

Project Traffic Levels	Sections to Complete
I. Less than 25 peak-hour trips generated	1 and 7 only (Worksheet/Checklist)
II. More than 25 peak-hour trips generated	All sections

1. PROJECT DESCRIPTION

- a. Location - Street address: 8620 218th Street S.W.

(Attach a vicinity map and site plan.)
- b. Specify existing land use: One existing single family residence

- c. Specify proposed type and size of development: Six lot subdivision.

(# of residential units and/or square footage of building)

- d. Date construction will begin and be completed: Begin spring 2013, complete summer 2013
- e. Define proposed access locations: The south side of 218th Street S.W., 247 feet west of 85th Place W.
- f. Define proposed sight distance at site egress locations: Greater than 250 feet east and west on 218th Street S.W.

2. TRIP GENERATION

Source shall be the Eighth Edition of the Institute of Transportation Engineers (ITE) Trip Generation manual. For independent fee calculations, the current edition of the ITE manual may be used.

ADT = Average Daily Traffic

PM Peak-hour trips (AM, noon or school peak may also apply as directed by the City Engineer)

- a. Existing Site Trip Generation Table:

Land Use	Daily (ADT)	PM Peak-Hour Trips	
		IN	OUT

- b. Proposed Project Trip Generation Table:

Land Use	Daily (ADT)	PM Peak-Hour Trips	
		IN	OUT

- c. Net New Project Trip Generation Table:

Land Use	Daily (ADT)	PM Peak-Hour Trips	
		IN	OUT

- d. State assumptions and methodology for internal, link-diverted or passby trips:

3. TRIP DISTRIBUTION

Prepare and attach a graphic showing project trip distribution percentages and assignments. For developments that generate over 75 peak-hour trips, the City Engineer reserves the right to require trip distribution to be determined through use of the City traffic model.¹

4. SITE ACCESS ROADWAY/DRIVEWAYS AND SAFETY

a. Have sight distance requirements at egress location been met per AASHTO requirements?

b. Intersection Level of Service (LOS) Analysis:

Intersections to be evaluated shall be determined by the City of Edmonds Traffic Engineer

Existing Conditions	LOS		Delays	
Year of Opening	LOS		Delays	
Five Years Beyond Change of Land Use	LOS		Delays	

c. Describe channelization warrants:

(Attach striping plan.)

d. Vehicle Storage/Queuing Analysis (*calculate 50% and 95 % queuing lengths*):

	50 %	95 %
Existing Conditions		
Year of Opening		
Five Years Beyond Change of Land Use		

e. If appropriate, state traffic control warrants (e.g. stop sign warrants, signal warrants):

f. Summarize local accident history² (only required for access to principal and minor arterials):

¹ Available upon request at City of Edmonds Development Services Department

² Available upon request at City of Edmonds Police Department

5. TRAFFIC VOLUMES

Provide the following and other planned development traffic within the city.¹

- a. Describe existing ADT and peak-hour counts (less than two years old), including turning movements, on street adjacent to and directly impacted by the project.

- b. Describe the estimated ADT and peak-hour counts, including turning movements, the year the project is fully open (with and without project traffic).

- c. Describe the estimated ADT and peak-hour counts, including turning movements, five years after the project has been fully open (with and without project traffic).

- d. State annual background traffic growth factor and source:

6. LEVEL OF SERVICE (LOS) ANALYSIS

- a. Summarize Level of Service Analysis below and attach supporting LOS analysis documentation. Provide the following documentation for each arterial street or arterial intersection impacted by ten or more peak-hour trips. Other City-planned developments¹ must also be factored into the LOS calculations.

		LOS		LOS
Existing Conditions	Existing		Delays	
Year of Opening	With Project		Without Project	
Five Years Beyond Change of Land Use	With Project		Without Project	

- b. Note any assumptions/variations to standard analysis default values and justifications:

¹ A list of planned developments are available at the City upon request for public records

7. MITIGATION RECOMMENDATIONS

State recommended measures and fees required to mitigate project specific traffic impacts. Traffic impact fee shall be calculated from the Edmonds Road Impact Fee Rate Study Table 4 (attached) and as identified in ECDC 18.82.120, except as otherwise provided for independent fee calculations in ECDC 18.82.130.

CHANGE IN USE

Fee for prior use shall be based on fee established at the time the prior use was permitted. If the previous use was permitted prior to the adoption of Ordinance 3516 (effective date: 09/12/04), the 2004 ECDC 18.82.120 impact fee shall be used.

	ITE Land Use Category	Per Unit Fee Rate		Units in square feet, # of dwelling, vfp, etc.	=	Fee
New Use	210	\$ 1,196.33	X	6	=	\$ 7,177.98
Prior Use	210	\$ 1,196.33	X	1	=	\$ 1,196.33

New Use Fee: \$ 7,177.98	-	Prior Use Fee: \$ 1,196.33	=	\$ 5981.65¹
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NEW DEVELOPMENT

	ITE Land Use Category	Per Unit Fee Rate		Units in square feet, # of dwelling, vfp, etc.	=	Fee
New Use		\$	X		=	\$

OTHER

MITIGATION FEE RECOMMENDATION:	\$
INDEPENDENT FEE CALCULATION: \$200.00 (+ consultant fee)	\$
TOTAL TRAFFIC IMPACT FEE	\$

City of Edmonds, Engineering Division Approval

Date

¹ No impact fees will be due, nor will a credit be given, for an impact fee calculation resulting in a net negative.

2009 - Impact Fee Rate Table

Edmonds Streets and Roads Impact Fee Rate Study

TABLE 4 IMPACT FEE RATES						
(1)	(2)	(3)	(4)	(5)		(6)
ITE Code	ITE Land Use Category	Trip Rate ²	% New Trips ³	Trip Length Factor ⁴	Net New Trips per Unit of Measure	Impact Fee Per Unit @ \$1,049.41 per Trip
110	Light Industrial	0.97	100%	1.47	1.43 1,000 sq ft	1.50 per square foot
140	Manufacturing	0.73	100%	1.47	1.07 1,000 sq ft	1.12 per square foot
151	Mini-warehouse	0.26	100%	1.47	0.38 1,000 sq ft	0.40 per square foot
210	Single family House	1.01	100%	1.13	1.14 dwelling	1,196.33 per dwelling unit
220	Apartment	0.62	100%	1.20	0.74 dwelling	776.56 per dwelling unit
230	Condominium	0.52	100%	1.15	0.60 dwelling	629.65 per dwelling unit
240	Mobile Home	0.59	100%	1.09	0.64 dwelling	671.62 per dwelling unit
251	Senior Housing	0.16	100%	0.93	0.15 dwelling	157.41 per dwelling unit
320	Motel	0.47	100%	1.27	0.60 room	629.65 per room
420	Marina	0.19	100%	0.97	0.18 berth	188.89 per boat berth
444	Movie Theater	3.80	85%	0.73	2.36 1,000 sq ft	2.48 per square foot
492	Health/Fitness Club	3.53	75%	1.00	2.65 1,000 sq ft	2.78 per square foot
530	High School	0.97	80%	1.00	0.78 1,000 sq ft	0.82 per square foot
560	Church	0.55	100%	1.20	0.66 1,000 sq ft	0.69 per square foot
565	Day Care Center	12.46	75%	0.67	6.26 1,000 sq ft	6.57 per square foot
620	Nursing Home	0.22	100%	0.87	0.19 bed	199.39 per bed
710	General Office	1.49	90%	1.47	1.97 1,000 sq ft	2.07 per square foot
720	Medical Office	3.46	75%	1.40	3.63 1,000 sq ft	3.81 per square foot
814	Specialty Retail	2.71	55%	0.60	0.89 1,000 sq ft	0.93 per square foot
820	Shopping Center	3.73	65%	0.53	1.28 1,000 sq ft	1.34 per square foot
850	Supermarket	10.50	65%	0.67	4.57 1,000 sq ft	4.80 per square foot
852	Convenience mkt 15-16 hours	34.57	40%	0.40	5.53 1,000 sq ft	5.80 per square foot
912	Drive-in bank	25.82	55%	0.47	6.67 1,000 sq ft	7.00 per square foot
932	Restaurant: sit-down	11.15	55%	0.73	4.48 1,000 sq ft	4.70 per square foot
933	Fast food, no drive-up	26.15	50%	0.67	8.76 1,000 sq ft	9.19 per square foot
934	Fast food, w/ drive-up	33.84	51%	0.62	10.70 1,000 sq ft	11.23 per square foot
936	Coffee/Donut Shop, no drive-up	40.75	20%	0.67	5.46 1,000 sq ft	5.73 per square foot
938	Coffee/Donut Shop, drive-up, no indoor seating	75.00	20%	0.67	10.05 1,000 sq ft	10.55 per square foot
945	Gas station w/convenience	13.38	45%	0.53	3.19 vfp	3,347.62 per vfp ⁵

² ITE Trip Generation (8th Edition): 4-6 PM Peak Hour Trip Ends

³ Excludes pass-by trips: see "Trip Generation Handbook: An ITE Proposed Recommended Practice" (1988)

⁴ Ratio to average trip length.

⁵ vfp: vehicle fueling position

Henderson,
Young &
Company

EFFECTIVE 5/1/2010

City of Edmonds, Washington
October 29, 2009
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2004 - Impact Fee Rate Table

Edmonds Road Impact Fee Rate Study

TABLE 4 IMPACT FEE RATES						
(1)	(2)	(3)	(4)	(5)	(6)	
ITE Code	ITE Land Use Category	Trip Rate ²	% New Trips ³	Trip Length Factor ⁴	Net New Trips per Unit of Measure	Impact Fee Per Unit @ \$ 763.66 per Trip
110	Light Industrial	0.98	100%	1.59	1.56 1,000 sq ft	1.19 per square foot
140	Manufacturing	0.74	100%	1.59	1.18 1,000 sq ft	0.90 per square foot
151	Mini-warehouse	0.26	100%	1.59	0.41 1,000 sq ft	0.32 per square foot
210	Single family House	1.01	100%	1.09	1.10 dwelling	840.72 per dwelling unit
220	Apartment	0.62	100%	1.15	0.71 dwelling	544.49 per dwelling unit
230	Condominium	0.54	100%	1.15	0.62 dwelling	474.24 per dwelling unit
240	Mobile Home	0.56	100%	1.09	0.61 dwelling	466.14 per dwelling unit
310	Hotel	0.61	100%	1.25	0.76 room	582.29 per room
320	Motel	0.47	100%	1.25	0.59 room	448.65 per room
420	Marina	0.19	100%	0.97	0.18 berth	140.74 per boat berth
430	Golf course	0.30	100%	1.00	0.30 acre	229.10 per acre
444	Movie Theater	3.80	100%	0.72	2.74 1,000 sq ft	1.36 per square foot
492	Racquet club	1.83	100%	0.97	1.78 1,000 sq ft	3.58 per square foot
530	High School	1.02	100%	0.62	0.63 1,000 sq ft	0.48 per square foot
560	Church	0.66	100%	1.15	0.76 1,000 sq ft	0.58 per square foot
610	Hospital	0.92	100%	1.56	1.44 1,000 sq ft	1.10 per square foot
620	Nursing home	0.20	100%	0.87	0.17 bed	132.88 per bed
710	General Office	1.49	100%	1.59	2.37 1,000 sq ft	1.81 per square foot
720	Medical office	3.66	100%	1.50	5.49 1,000 sq ft	4.19 per square foot
820	Shopping Center	3.74	81%	0.40	1.21 1,000 sq ft	0.93 per square foot
832	Restaurant: sit-down	10.86	56%	1.06	6.45 1,000 sq ft	4.92 per square foot
833	Fast food, no drive-up	26.15	52%	0.62	8.43 1,000 sq ft	6.44 per square foot
834	Fast food, w/ drive-up	33.48	51%	0.62	10.59 1,000 sq ft	8.08 per square foot
844	Gas station	14.56	60%	0.53	4.63 pump	3,535.82 per vfp
845	Gas station w/convenience	13.38	47%	0.53	3.33 pump	2,545.26 per vfp ⁵
850	Supermarket	11.51	55%	0.65	4.11 1,000 sq ft	3.14 per square foot
851	Convenience market-24 hr	53.73	39%	0.40	8.38 1,000 sq ft	6.40 per square foot
912	Drive-in Bank	54.77	51%	0.47	13.13 1,000 sq ft	10.03 per square foot

² ITE Trip Generation (6th Edition): 4-6 PM Peak Hour Trip Ends

³ Excludes pass-by trips; see "Trip Generation Handbook: An ITE Proposed Recommended Practice" (1988)

⁴ Ratio to average trip length.

⁵ vfp: vehicle fueling position

Henderson,
Young &
Company

EFFECTIVE 9/12/2004

City of Edmonds, Washington
April 15, 2003
Page 18

Clugston, Michael

From: Clugston, Michael
Sent: Wednesday, December 26, 2012 10:25 AM
To: 'todd@echelbarger.com'
Cc: 'Jeff Treiber'
Subject: Complete application, clarification requested for PLN20120043

Good morning,

Please find attached my comments on behalf of the Planning Division for the 6-lot preliminary plat at 8620 218th St. SW. While the application is technically complete, additional clarification is requested. Also attached are comments from the Engineering Division. Please address our comments at your earliest convenience so we can move the project forward and schedule a date for the Hearing Examiner.

In the meantime, I will continue to process the application by issuing a SEPA determination and providing public notice within the next couple weeks. If you have any questions about that, please let me know. If you have questions specific to Engineering, please contact Jeanie McConnell for further assistance.

Have a good day.

Mike

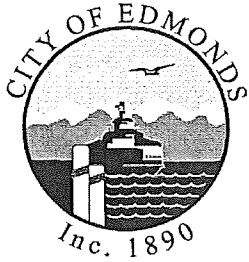
Michael D. Clugston, AICP
Associate Planner
City of Edmonds
Development Services Department
P: 425-771-0220 | F: 425-771-0221
michael.clugston@edmondswa.gov



PLN20120043 Complete, need cla..



pln20120043-Echel barger-6lot-P...



CITY OF EDMONDS

121 5th Avenue North, Edmonds WA 98020

Phone: 425.771.0220 • Fax: 425.771.0221 • Web: www.edmondswa.gov

DEVELOPMENT SERVICES DEPARTMENT • PLANNING DIVISION

December 26, 2012

Todd Echelbarger
Echelbarger Investments, LLC
4001 198th Street SW, Suite 2
Lynnwood, WA 98036

Subject: COMPLETE APPLICATION, CLARIFICATION REQUESTED – ECHELBARGER'S SHAW LANE PLAT AT 8620 218TH ST SW (PLN20120043)

Dear Todd,

Thank you for submitting the required documentation and application fees for the above-referenced permit; your application is complete according to ECDC 20.02.003. However, while the application is technically complete, additional clarification is required. Please address all comments in a written response and by providing updated plans, as appropriate:

1. **Tree retention.** ECDC 18.45.050.B states: "Trees shall be retained to the maximum extent feasible." The Preliminary Clearing Plan shows nearly every tree on the site is proposed to be removed. At the same time, the few trees shown to be retained on the Clearing Plan near the southwest corner of the site (three willows) appear to be located near the proposed rockery which is shown on the associated Preliminary Development Plan. It is understood that many of the trees on the site are smaller landscaping and fruit trees or are located in areas that will be disturbed for the street, sidewalks, utilities, and the like; however, there are large firs proposed to be removed from the southern portion of Lot 4, in particular, which would otherwise seem to be good candidates for retention. Please clarify and explain how the requirement in ECDC 18.45.050.B is being met.

Several of the trees proposed to be removed appear to straddle the site's exterior property line (cherry on Lot 1, pine on Lot 2, willow on Lot 3, cherry and 'DEC 16' on Lot 5). Please confirm ownership of these trees. If the trees are on the property line and are to be removed, provide written permission from the neighboring landowners in that regard. Retained trees must be protected during development in accordance with ECDC 18.45.050.H.

2. **Rockery.** A 2' - 4' rockery is shown near and along a portion of the west and south property lines on the Preliminary Development Plan. The top of a rockery may only

extend three (3') above original grade if it is to be located within a setback area such as the one proposed. A condition to this effect will be included in the staff report to the Hearing Examiner and the height of the rockery will be verified during civil improvement plan review.

3. **Engineering comments.** Please address the comments from the Engineering Division dated December 20, 2012 (attached).

The City will proceed with the associated SEPA determination and public notice requirements. However, **please keep in mind that a complete response to this information request must be received within 90 days or the application will lapse for lack of information (ECDC 20.02.003.D).**

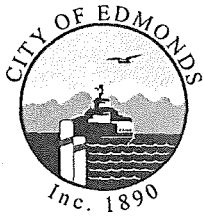
If you have any questions, please contact me at (425) 771-0220.

Sincerely,



Mike Clugston, AICP
Associate Planner

Cc: Jeff Treiber
Lovell - Sauerland & Associates, Inc.
19217 36th Ave. W, Suite 106
Lynnwood, WA 98036



Notice of Application

File # PLN20120043

NAME OF APPLICANT: Echelbarger Investments, LLC (Todd Echelbarger)
DATE OF APPLICATION: November 27, 2012
DATE OF COMPLETENESS: December 26, 2012
DATE OF PUBLIC NOTICE: January 9, 2013
PROJECT LOCATION: 8620 218th Street SW, Edmonds WA
 Tax Parcel Number 27043000202800

PROJECT DESCRIPTION: Echelbarger’s Shaw Lane plat – a six (6) lot subdivision of a 1.456 acre parcel zoned Single Family Residential (RS-8), minimum lot size is 8,000 square feet. An existing single family residence will be removed and a short cul-de-sac road is proposed along with related utilities and improvements.

REQUESTED PERMITS: Preliminary formal plat (Type III-B decision by the Hearing Examiner)
OTHER REQUIRED PERMITS: SEPA review and determination
REQUIRED STUDIES: Preliminary drainage assessment, traffic impact worksheet
EXISTING ENVIRONMENTAL DOCUMENTS: SEPA checklist, critical area determination
PUBLIC COMMENTS DUE: January 23, 2013

Any person has the right to comment on this application during the public comment period, receive notice and participate in any hearings, and request a copy of the decision on the application. The City may accept public comments at any time prior to the closing of the record of an open record predecision hearing, if any, or, if no open record predecision hearing is provided, prior to the decision on the project permit. Only parties of record as defined in ECDC 20.07.003 have standing to initiate an administrative appeal.

Information on this development application can be viewed or obtained at the City of Edmonds Planning Division between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday or online through the city’s website at www.edmondswa.gov through Online Permits link. Search for permit PLN20120043; all materials for the three permits have been associated with this permit number.

PUBLIC HEARING INFORMATION: Public hearing date to be determined.

**City of Edmonds
 Development Services Department
 Planning Division**

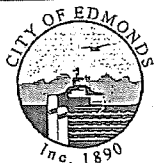
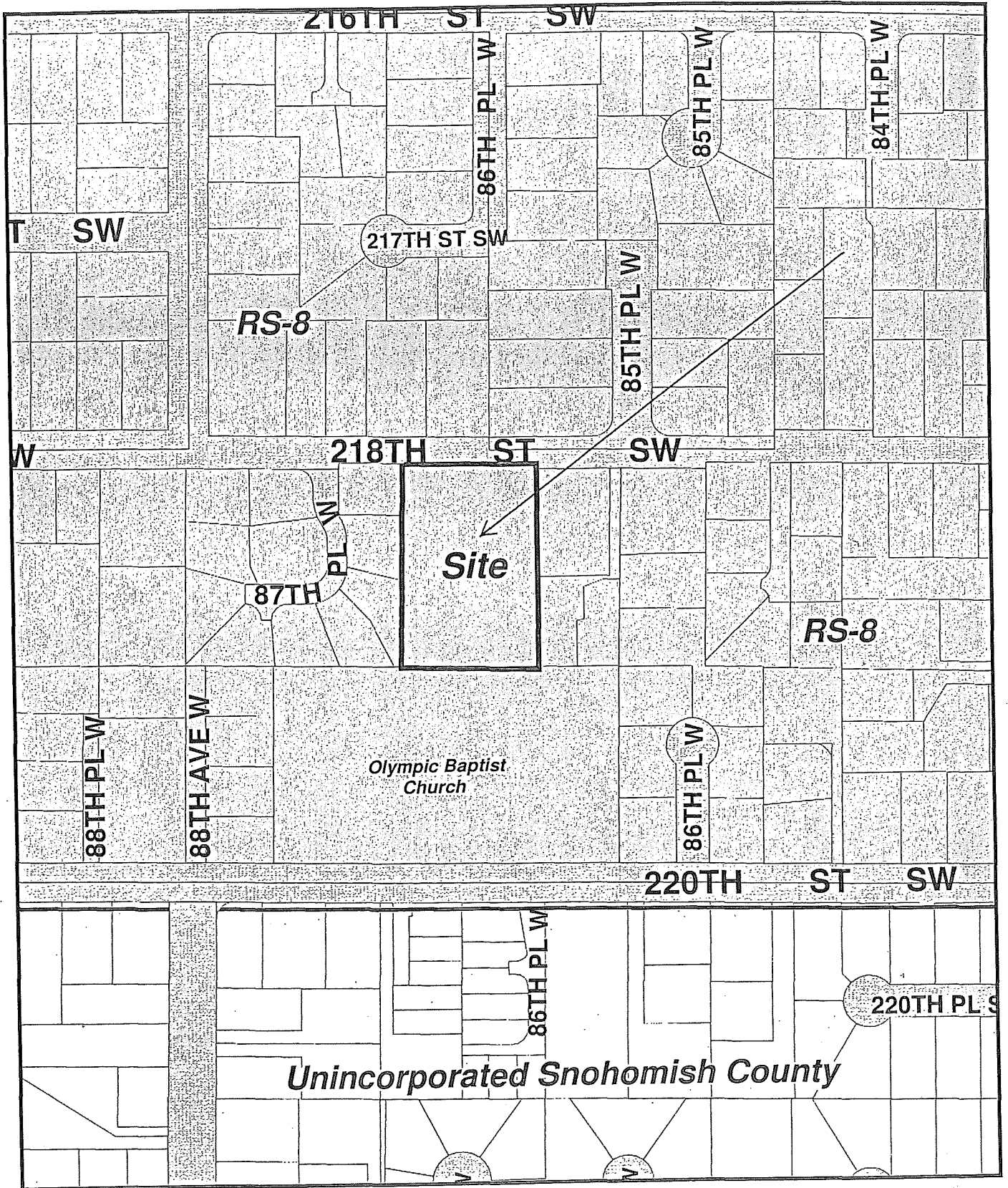
121 5th Avenue North
 Edmonds, WA 98020

Project Planner: Mike Clugston
michael.clugston@edmondswa.gov
 425.771.0220

www.edmondswa.gov

WARNING: The removal, mutilation, destruction, or concealment of posted notices before the removal date is a misdemeanor punishable by fine and imprisonment. This notice was mailed to owners within 300 feet of the site, posted on site, posted at the Public Safety Complex, Library, and at City Hall. Published in the Everett Herald.

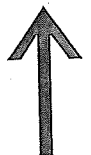
Attachment 11
 PLN20120043



Echelbarger's Shaw Lane Plat
 8620 218th St. SW
 PLN20120043

Zoning and Vicinity Map

1 inch = 200 feet



RECEIVED

NOV 27 2012

DEVELOPMENT SERVICES
COUNTER

ADJACENT PROPERTY OWNERS LIST

Attach this notarized declaration to the adjacent property owners list.

On my oath, I certify that the names and addresses provided represent all properties located within 300 feet of the subject property.

Jeffrey Duerksen
Signature of Applicant or Applicant's Representative

Subscribed and sworn to before me this 19th day of November, 2012.

Cynthia A. Halcomb
Notary Public in and for the State of Washington

Residing at *Edmonds, wa.*

NOTARY PUBLIC
STATE OF WASHINGTON
CYNTHIA A. HALCOMB
My Appointment Expires
JUNE 15, 2016

0089310000200
GREGORY L & MELISSA A BRYAN
21803 87TH PL W
EDMONDS, WA 98026

0089310000500
KYLE E ROQUET
21809 87TH PL W
EDMONDS, WA 98026

27043000203000
MICHAEL J ARNDT
8706 218TH ST SW
EDMONDS, WA 98026

27043000203300
OLYMPIC BAPTIST CHURCH - EDMONDS
8713 220TH ST SW
EDMONDS, WA 98026

27043000203800
A & Y RYAN
8516 218TH ST SW
EDMONDS, WA 98026

27043000206600
HANBURYS 3 LLC
8729 218TH ST SW
EDMONDS, WA 98026

27043000206800
G CHRIS & JULENE K GRADWHOHL
8631 218TH ST SW
EDMONDS, WA 98026

27043000207900
DAN J BROOK
8530 218TH ST SW
EDMONDS, WA 98026

27043000208900
NATHAN & LISA RUSH
8520 218TH ST SW
EDMONDS, WA 98026

27043000209400
SUSAN N KONDO
12645 SE 125TH AVE
HAPPY VALLEY, OR 97086

0089310000300
GAIL L MELDRUM
21805 87TH PL W
EDMONDS, WA 98026

0089310000600
WALTER & SUZANNE COOK
21808 87TH PL W
EDMONDS, WA 98026

27043000203100
SCOTT D BARLOW
8610 218TH ST SW
EDMONDS, WA 98026

27043000203400
MICHEAL D & JEAN E CONNELLY
8612 218TH ST SW
EDMONDS, WA 98026

27043000206400
FERN J SHEETS
8721 218TH ST SW
EDMONDS, WA 98026

27043000206600
HANBURYS 3 LLC
23910 107TH PL W
EDMONDS, WA 98020

27043000207600
LEE S & MARGARET HOOVER
8518 218TH ST SW
EDMONDS, WA 98026

27043000208500
P M & B L HEPLER
8606 218TH ST SW
EDMONDS, WA 98026

27043000209000
WOON P YEO
8522 218TH ST SW
EDMONDS, WA 98026

27043000209500
ROBERT J MILLER
21802 87TH AVE W
EDMONDS, WA 98026

0089310000400
JOHN & LISA FESTA
21807 87TH PL W
EDMONDS, WA 98026

0089310000700
PATRICK B ROGAN
21806 87TH PL W
EDMONDS, WA 98026

27043000203100
SCOTT D BARLOW
8706 218TH ST SW
EDMONDS, WA 98026

27043000203600
JAMES R STALKER
8526 218TH ST SW
EDMONDS, WA 98026

27043000206500
FERN J SHEETS
8721 218TH ST SW
EDMONDS, WA 98026

27043000206700
SCOT & MOLLIE MUNCASTER
8623 218TH ST SW
EDMONDS, WA 98026

27043000207800
JAMES W & LOIS J SUTER
8528 218TH ST SW
EDMONDS, WA 98026

27043000208900
NATHAN & LISA RUSH
8704 182ND PL SW
EDMONDS, WA 98026

27043000209400
SUSAN N KONDO
8730 218TH ST SW
EDMONDS, WA 98026

27043000209600
JONATHAN N SACKETT
8718 218TH ST SW
EDMONDS, WA 98026

00408800000100
VERN & MARY OLSON
21704 85TH PL W
EDMONDS, WA 98026

00408800000300
ARDSLEY HOMES LLC
16108 ASH WAY
LYNNWOOD, WA 98087

00408800000502
JACKIE S & DAN E DEAN
8511 218TH ST SW
EDMONDS, WA 98026

00408800000503
DUSTIN RUFFNER
8511 218TH ST SW
EDMONDS, WA 98026

00419300000100
MICHELLE ECKHART
21920 86TH PL W
EDMONDS, WA 98026

00419300000400
CARLA A TUMA
21910 220TH PL W
EDMONDS, WA 98026

00505200000100
MARY AKERS
21919 88TH AVE W
EDMONDS, WA 98026

00535700000800
THOMAS D YESBERGER
8806 218TH ST SW
EDMONDS, WA 98026

00535700001000
RICHARD J & WENDY L NESS
1827 DULL PL
EVERETT, WA 98203

00535700001200
HANNA O RISA
8614 217TH ST SW
EDMONDS, WA 98026

00408800000200
GARY L SOUTHWICK
21712 85TH PL W
EDMONDS, WA 98026

00408800000400
JEFFERY S/JUDITH A MILTON
21726 85TH PL W
EDMONDS, WA 98026

00408800000502
DUSTIN RUFFNER
8511 218TH ST SW
EDMONDS, WA 98026

00408800000600
BENJAMIN C & LAURA H DANNER
21717 85TH PL W
EDMONDS, WA 98026

00419300000200
LAWRENCE & MELINDA GIZZI
21916 86TH PL W
EDMONDS, WA 98026

00419300000400
CARLA A TUMA
21911 86TH PL W
EDMONDS, WA 98026

00505200000200
PAT SHARPE
21911 88TH AVE W
EDMONDS, WA 98026

00535700000800
THOMAS D YESBERGER
21707 88TH AVE W
EDMONDS, WA 98026

00535700001000
RICHARD J & WENDY L NESS
8626 217TH AVE SW
EDMONDS, WA 98026

00893100000100
FLORA YIN SHAN CHAN LIU
21801 87TH PL W
EDMONDS, WA 98026

00408800000300
ARDSLEY HOMES LLC
21718 85TH PL W
EDMONDS, WA 98026

00408800000501
PHILIP V & ROBIN M LOPRESTI
21725 85TH PL W
EDMONDS, WA 98026

00408800000503
JACKIE S DEAN
8511 218TH ST SW
EDMONDS, WA 98026

00408800000700
EARL V & NANN B PREBEZAC
21711 85TH PL W
EDMONDS, WA 98026

00419300000300
JAMES INGRAM
21912 86TH PL W
EDMONDS, WA 98026

00419300000500
GORDON E FISH
21915 86TH PL W
EDMONDS, WA 98026

00505200000300
PAUL SAMIONE
21903 88TH AVE W
EDMONDS, WA 98026

00535700000900
JOHN BISSELL
8630 217TH ST SW
EDMONDS, WA 98026

00535700001100
JILL E BAKER
8620 217TH ST SW
EDMONDS, WA 98026

00893100000100
TURNKEY BUILDERS INC
16912 15TH AVE NE
SHORELINE, WA 98155

FILE NO.: PLN20120043
Applicant: ECHELBARGER

DECLARATION OF MAILING

On the 9th day of January, 2013, the attached Notice of Application and Comment Period was mailed by the City to property owners within 300 feet of the property that is the subject of the above-referenced application. The names of which were provided by the applicant.

I, Diane Cunningham, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this 9th day of January, 2013 at Edmonds, Washington.

Signed: Diane Cunningham

DECLARATION OF POSTING

On the 9th day of January, 2013, the attached Notice of Application and Comment Period was posted as prescribed by Ordinance and in any event where applicable on or near the subject property.

I, Michael D. Clugston, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this 9th day of January, 2013, at Edmonds, Washington.

Signed: Michael D. Clugston

Affidavit of Publication

STATE OF WASHINGTON,
COUNTY OF SNOHOMISH

} S.S.

CITY OF EDMONDS
NOTICE OF APPLICATION

NAME OF APPLICANT: Echelbarger Investments, LLC
(Todd Echelbarger)

DATE OF APPLICATION: November 27, 2012

DATE OF COMPLETENESS: December 26, 2012

DATE OF NOTICE: January 9, 2013

FILE NO.: PLN20120043

PROJECT LOCATION: 8820 218th Street SW, Edmonds, WA

PROJECT DESCRIPTION: Echelbarger's Shaw Lane plat - a six (6) lot subdivision of a 1.456 acre parcel zoned Single Family Residential (RS-8), minimum lot size is 8,000 square feet. An existing single family residence will be removed and a short cul-de-sac road is proposed along with related utilities and improvements.

REQUESTED PERMITS: Preliminary formal plat
(Type III-B decision by the Hearing Examiner)

OTHER REQUIRED PERMITS: SEPA review and determination

REQUIRED STUDIES: Preliminary drainage assessment, traffic impact worksheet

EXISTING ENVIRONMENTAL DOCUMENTS: SEPA checklist, critical area determination

COMMENTS DUE: January 23, 2013

Any person has the right to comment on this application during public comment period, receive notice and participate in any hearings, and request a copy of the decision on the application. The City may accept public comments at any time prior to the closing of the record of an open record predecision hearing, if any, or, if no open record predecision hearing is provided, prior to the decision on the project permit. Only parties of record as defined in ECDC 20.07.003 have standing to initiate an administrative appeal. Information on this development application can be viewed or obtained at the City of Edmonds Development Services Department, 121 5th Ave North, Edmonds, WA 98020 between the hours of 8:00 A.M. and 4:30 P.M. Monday through Friday or online through the City's website at www.edmondswa.gov through the Online Permits link on the Permit Assistance page. Search for permit PLN20120043.

CITY CONTACT: Mike Clugston, Associate Planner
michael.clugston@edmondswa.gov
425-771-0220

Published: January 9, 2013.

The undersigned, being first duly sworn on oath deposes and says that she is Principal Clerk of THE HERALD, a daily newspaper printed and published in the City of Everett, County of Snohomish, and State of Washington; that said newspaper is a newspaper of general circulation in said County and State; that said newspaper has been approved as a legal newspaper by order of the Superior Court of Snohomish County and that the notice

Notice of Application

Echelbarger's Shaw Lane plat

File No.: PLN20120043

a printed copy of which is hereunto attached, was published in said newspaper proper and not in supplement form, in the regular and entire edition of said paper on the following days and times, namely:

January 09, 2013

and that said newspaper was regularly distributed to its subscribers during all of said period.

Karen E. Zornier

Principal Clerk

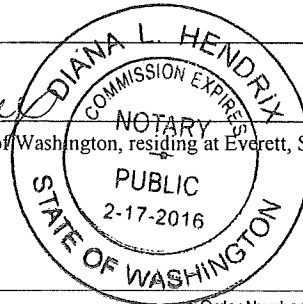
Subscribed and sworn to before me this

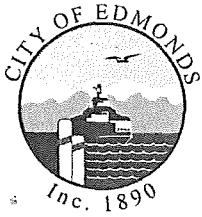
9th

day of January, 2013

Diana L. Hendrix

Notary Public in and for the State of Washington, residing at Everett, Snohomish County.





Notice of Public Hearing and SEPA Determination

File # PLN20120043

PROJECT DESCRIPTION: Echelbarger's Shaw Lane plat – a six (6) lot subdivision of a 1.456 acre parcel zoned Single Family Residential (RS-8), minimum lot size is 8,000 square feet. An existing single family residence will be removed with a short cul-de-sac road being proposed along with related utilities and improvements. A preliminary formal plat is a Type III-B decision by the Hearing Examiner.

NAME OF APPLICANT: Echelbarger Investments, LLC (Todd Echelbarger)
PROJECT LOCATION: 8620 218th Street, Edmonds, WA
Tax Parcel Number 27043000202800

PUBLIC COMMENTS ON PROPOSAL DUE: March 14, 2013

Any person has the right to comment on this application during the public comment period, receive notice and participate in any hearings, and request a copy of the decision on the application. The City may accept public comments at any time prior to the closing of the record of an open record predecision hearing, if any, or, if no open record predecision hearing is provided, prior to the decision on the project permit. Only parties of record as defined in ECDC 20.07.003 have standing to initiate an administrative appeal.

Information on this development application can be viewed or obtained at the City of Edmonds Planning Division between the hours of 8:00 a.m. and 4:30 p.m. Monday through Friday or online through the city's website at www.edmondswa.gov through the Permit Assistance link. Search for permit PLN20120043.

PUBLIC HEARING INFORMATION: A public hearing will be held before the Hearing Examiner on March 14, 2013 at 3 p.m. in the Council Chambers located at 250–5th Ave North, Edmonds, WA 98020

SEPA DETERMINATION OF NONSIGNIFICANCE

SEPA DETERMINATION: Notice is hereby given that the City of Edmonds has issued a Determination of Nonsignificance under WAC 197-11-340(2) for the above project.

PROJECT DESCRIPTION: This project requires SEPA review because it involves the creation of six residential building lots.

DATE OF ISSUANCE: February 28, 2013

SEPA COMMENTS DUE: March 14, 2013

SEPA APPEAL: This SEPA determination may be appealed by filing a written appeal citing the specific reasons for appeal with the required appeal fee no later than 4 p.m. on March 14, 2013.

City of Edmonds
Development Services Department
Planning Division
121 5th Avenue North
Edmonds, WA 98020

Project Planner: Mike Clugston, AICP
clugston@edmondswa.gov
425.771.0220
www.edmondswa.gov

WARNING: The removal, mutilation, destruction, or concealment of posted notices before the removal date is a misdemeanor punishable by fine and imprisonment. This notice was mailed to owners within 300 feet of the site, posted on site, posted at the Public Safety Complex, Library, and at City Hall. Published in the Everett Herald.

Attachment 12
PLN20120043

RECEIVED

NOV 27 2012

DEVELOPMENT SERVICES
COUNTER

ADJACENT PROPERTY OWNERS LIST

Attach this notarized declaration to the adjacent property owners list.

On my oath, I certify that the names and addresses provided represent all properties located within 300 feet of the subject property.

Jeffrey Swalen
Signature of Applicant or Applicant's Representative

Subscribed and sworn to before me this 19th day of November, 2012.

Cynthia A. Halcomb
Notary Public in and for the State of Washington

Residing at Edmonds, wa.

NOTARY PUBLIC
STATE OF WASHINGTON
CYNTHIA A. HALCOMB
My Appointment Expires
JUNE 15, 2016

0089310000200
GREGORY L & MELISSA A BRYAN
21803 87TH PL W
EDMONDS, WA 98026

0089310000500
KYLE E ROQUET
21809 87TH PL W
EDMONDS, WA 98026

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MICHAEL J ARNDT
8706 218TH ST SW
EDMONDS, WA 98026

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OLYMPIC BAPTIST CHURCH EDMONDS
8713 220TH ST SW
EDMONDS, WA 98026

27043000203800
A & Y RYAN
8516 218TH ST SW
EDMONDS, WA 98026

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8729 218TH ST SW
EDMONDS, WA 98026

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G CHRIS & JULENE K GRADWHOHL
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EDMONDS, WA 98026

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DAN J BROOK
8530 218TH ST SW
EDMONDS, WA 98026

27043000208900
NATHAN & LISA RUSH
8520 218TH ST SW
EDMONDS, WA 98026

27043000209400
SUSAN N KONDO
12645 SE 125TH AVE
HAPPY VALLEY, OR 97086

00893100000300
GAIL L MELDRUM
21805 87TH PL W
EDMONDS, WA 98026

0089310000600
WALTER & SUZANNE COOK
21808 87TH PL W
EDMONDS, WA 98026

27043000203100
SCOTT D BARLOW
8610 218TH ST SW
EDMONDS, WA 98026

27043000203400
MICHEAL D & JEAN E CONNELLY
8612 218TH ST SW
EDMONDS, WA 98026

27043000206400
FERN J SHEETS
8721 218TH ST SW
EDMONDS, WA 98026

27043000206600
HANBURYS 3 LLC
23910 107TH PL W
EDMONDS, WA 98020

27043000207600
LEE S & MARGARET HOOVER
8518 218TH ST SW
EDMONDS, WA 98026

27043000208500
P M & B L HEPLER
8606 218TH ST SW
EDMONDS, WA 98026

27043000209000
WOON P YEO
8522 218TH ST SW
EDMONDS, WA 98026

27043000209500
ROBERT J MILLER
21802 87TH AVE W
EDMONDS, WA 98026

00893100000400
JOHN & LISA FESTA
21807 87TH PL W
EDMONDS, WA 98026

0089310000700
PATRICK B ROGAN
21806 87TH PL W
EDMONDS, WA 98026

27043000203100
SCOTT D BARLOW
8706 218TH ST SW
EDMONDS, WA 98026

27043000203600
JAMES R STALKER
8526 218TH ST SW
EDMONDS, WA 98026

27043000206500
FERN J SHEETS
8721 218TH ST SW
EDMONDS, WA 98026

27043000206700
SCOT & MOLLIE MUNCASTER
8623 218TH ST SW
EDMONDS, WA 98026

27043000207800
JAMES W & LOIS J SUTER
8528 218TH ST SW
EDMONDS, WA 98026

27043000208900
NATHAN & LISA RUSH
8704 182ND PL SW
EDMONDS, WA 98026

27043000209400
SUSAN N KONDO
8730 218TH ST SW
EDMONDS, WA 98026

27043000209600
JONATHAN N SACKETT
8718 218TH ST SW
EDMONDS, WA 98026

00408800000100
VERN & MARY OLSON
21704 85TH PL W
EDMONDS, WA 98026

00408800000300
ARDSLEY HOMES LLC
16108 ASH WAY
LYNNWOOD, WA 98087

00408800000502
JACKIE S & DAN E DEAN
8511 218TH ST SW
EDMONDS, WA 98026

00408800000503
DUSTIN RUFFNER
8511 218TH ST SW
EDMONDS, WA 98026

00419300000100
MICHELLE ECKHART
21920 86TH PL W
EDMONDS, WA 98026

00419300000400
CARLA A TUMA
21910 86TH PL W
EDMONDS, WA 98026

00505200000100
MARY AKERS
21919 88TH AVE W
EDMONDS, WA 98026

00535700000800
THOMAS D YESBERGER
8806 218TH ST SW
EDMONDS, WA 98026

00535700001000
RICHARD J & WENDY L NESS
1827 DULL PL
EVERETT, WA 98203

00535700001200
HANNA O RISA
8614 217TH ST SW
EDMONDS, WA 98026

00408800000200
GARY L SOUTHWICK
21712 85TH PL W
EDMONDS, WA 98026

00408800000400
JEFFERY S/JUDITH A MILTON
21726 85TH PL W
EDMONDS, WA 98026

00408800000502
DUSTIN RUFFNER
8511 218TH ST SW
EDMONDS, WA 98026

00408800000600
BENJAMIN C & LAURA H DANNER
21717 85TH PL W
EDMONDS, WA 98026

00419300000200
LAWRENCE & MELINDA GIZZI
21916 86TH PL W
EDMONDS, WA 98026

00419300000400
CARLA A TUMA
21911 86TH PL W
EDMONDS, WA 98026

00505200000200
PAT SHARPE
21911 88TH AVE W
EDMONDS, WA 98026

00535700000800
THOMAS D YESBERGER
21707 88TH AVE W
EDMONDS, WA 98026

00535700001000
RICHARD J & WENDY L NESS
8626 217TH AVE SW
EDMONDS, WA 98026

00893100000100
FLORA YIN SHAN CHAN LIU
21801 87TH PL W
EDMONDS, WA 98026

00408800000300
ARDSLEY HOMES LLC
21718 85TH PL W
EDMONDS, WA 98026

00408800000501
PHILIP V & ROBIN M LOPRESTI
21725 85TH PL W
EDMONDS, WA 98026

00408800000503
JACKIE S DEAN
8511 218TH ST SW
EDMONDS, WA 98026

00408800000700
EARL V & NANN B PREBEZAC
21711 85TH PL W
EDMONDS, WA 98026

00419300000300
JAMES INGRAM
21912 86TH PL W
EDMONDS, WA 98026

00419300000500
GORDON E FISH
21915 86TH PL W
EDMONDS, WA 98026

00505200000300
PAUL SAMIONE
21903 88TH AVE W
EDMONDS, WA 98026

00535700000900
JOHN BISSELL
8630 217TH ST SW
EDMONDS, WA 98026

00535700001100
JILL E BAKER
8620 217TH ST SW
EDMONDS, WA 98026

00893100000100
TURNKEY BUILDERS INC
16912 15TH AVE NE
SHORELINE, WA 98155

FILE NO.: PLN20120043
APPLICANT: ECHELBARGER

DECLARATION OF MAILING

On the 27th day of February 2013, the attached Notice of Public Hearing and SEPA Determination was mailed by the City to property owners within 300 feet of the property that is the subject of the above-referenced application. The names of which were provided by the applicant.

I, Diane Cunningham, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this 27th day of February, 2013 at Edmonds, Washington.

Signed: Diane Cunningham

DECLARATION OF POSTING

On the 28th day of February, 2013, the attached Notice of Public Hearing and SEPA Determination was posted as prescribed by Ordinance and in any event where applicable on or near the subject property.

I, Michael D. Clugston, hereby declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct this 28th day of February, 2013, at Edmonds, Washington.

Signed: Michael Clugston

Affidavit of Publication

STATE OF WASHINGTON,
COUNTY OF SNOHOMISH

} S.S.

CITY OF EDMONDS
NOTICE OF PUBLIC HEARING AND SEPA
DETERMINATION OF NONSIGNIFICANCE
PUBLIC HEARING INFORMATION: A public hearing will be held
before the Hearing Examiner on March 14, 2013 at 3 p.m. in the
Council Chambers located at 250 5th Ave. N, Edmonds, WA
98020
PROJECT DESCRIPTION: Echelbarger's Shaw Lane plat - a six
(6) lot subdivision of a 1.456 acre parcel zoned Single Family
Residential (RS-8), minimum lot size is 8,000 square feet. An
existing single family residence will be removed and a short
cul-de-sac road is proposed along with related utilities and
improvements.
PROJECT LOCATION: 8620 218th Street SW, Edmonds, WA
Tax Parcel Number 27043000202800
NAME OF PROPONENT: Echelbarger Investments, LLC
(Todd Echelbarger)
NOTICE IS HEREBY GIVEN that the City of Edmonds has issued
a Determination of Nonsignificance pursuant to WAC 197-11-
340(2) for the above project.
DATE DNS ISSUED: February 28, 2013
SEPA MATERIALS: The SEPA checklist, project plans, and DNS
are available for viewing at the Planning Division, located on the
second floor of Edmonds City Hall, 121 5th Ave N, Edmonds,
WA 98020 between the hours of 8:00 A.M. and 4:30 P.M.
Monday through Friday or online through the City's website at
www.edmondswa.gov through the Online Permits link on the
Permit Assistance page. Search for permit PLN20120043.
APPEAL PERIOD: You may appeal this determination by filing a
written appeal citing the specific reasons for appeal with the
required appeal fee no later than March 14, 2013 by 4:00 PM.
CITY CONTACT: Mike Clugston, Associate Planner
michael.clugston@edmondswa.gov
425-771-0220
Published: February 28, 2013.

The undersigned, being first duly sworn on oath deposes and says that she is Principal Clerk of THE HERALD, a daily newspaper printed and published in the City of Everett, County of Snohomish, and State of Washington; that said newspaper is a newspaper of general circulation in said County and State; that said newspaper has been approved as a legal newspaper by order of the Superior Court of Snohomish County and that the notice

Notice of Public Hearing and

SEPA Determination of Nonsignificance

Echelbarger's Shaw Lane Plat

a printed copy of which is hereunto attached, was published in said newspaper proper and not in supplement form, in the regular and entire edition of said paper on the following days and times, namely:

February 28, 2013

and that said newspaper was regularly distributed to its subscribers during all of said period.

Karen E. Zeman

Principal Clerk

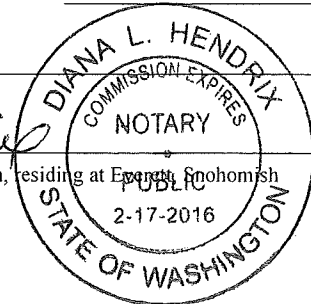
Subscribed and sworn to before me this

28th

day of February, 2013

Diana L. Hendrix

Notary Public in and for the State of Washington, residing at Everett, Snohomish County.



CITY OF EDMONDS - PLANNING DIVISION
COMMENT FORM

- PW-Engineering
- Fire
- PW - Maintenance
- Parks & Rec.
- Building
- Economic Dev.
- Parks Maintenance

Project Number: PLN20120043
 Applicant's Name: EHELBARGER INVESTMENTES, LLC
 Property Location: 8620 218TH ST. SW
 Date of Application: 11/27/2012 Date Form Routed: 11/29/2012
 Zoning: SINGLE FAMILY RESIDENTIAL (RS-8)
 Project Description: 6-LOT PLAN

****PER ECDC 20.02.005 ALL COMMENTS MUST BE SUBMITTED WITHIN 15 DAYS OF THE DATE THIS FORM WAS ROUTED: DUE BY 12/21/2012**

If you have any questions or need clarification on this project, please contact:

Responsible Staff: MIKE CLUGSTON Ext. 1330

Name of Individual Submitting Comments: Carrie Hite
 Title: P.R. Director

I have reviewed this land use proposal for my department and have concluded that **IT WOULD NOT AFFECT MY DEPARTMENT**, so I have no comments. My department may also review this project during the building permit process (if applicable) and reserves the right to provide additional comments at that time.

I have reviewed this land use proposal for my department and have concluded that **IT WOULD AFFECT MY DEPARTMENT**, so I have provided comments or conditions below or attached.

Comments (please attach memo if additional space is needed):

The following conditions should be attached to this permit to ensure compliance with the requirements of this department (please attach memo if additional space is needed):

Date: 12/01/12
 Signature: [Signature]
 Phone/E-mail: _____

CITY OF EDMONDS - PLANNING DIVISION
COMMENT FORM

- PW-Engineering
- Fire
- PW - Maintenance
- Parks & Rec.
- Building
- Economic Dev.
- Parks Maintenance

Project Number: PLN20120043
 Applicant's Name: ECHELBARGER INVESTMENTES, LLC
 Property Location: 8620 218TH ST. SW
 Date of Application: 11/27/2012 Date Form Routed: 11/29/2012
 Zoning: SINGLE FAMILY RESIDENTIAL (RS-8)
 Project Description: 6-LOT PLAN

****PER ECDC 20.02.005 ALL COMMENTS MUST BE SUBMITTED WITHIN 15 DAYS OF THE DATE THIS FORM WAS ROUTED: DUE BY 12/21/2012**

If you have any questions or need clarification on this project, please contact:

Responsible Staff: MIKE CLUGSTON Ext. 1330

Name of Individual Submitting Comments: _____

Title: _____

I have reviewed this land use proposal for my department and have concluded that **IT WOULD NOT AFFECT MY DEPARTMENT**, so I have no comments. My department may also review this project during the building permit process (if applicable) and reserves the right to provide additional comments at that time.

I have reviewed this land use proposal for my department and have concluded that **IT WOULD AFFECT MY DEPARTMENT**, so I have provided comments or conditions below or attached.

Comments (please attach memo if additional space is needed):

PROVIDE FIRE HYDRANT (PUBLIC) AT ENTRY TO PLAT DUE TO EXISTING SPACING EXCEEDED

The following conditions should be attached to this permit to ensure compliance requirements of this department (please attach memo if additional space is needed)

PROVIDE PUBLIC HYDRANT AT ROAD ENTRY.
ECDC 19.25.055

Date: 12/10/12
 Signature: [Handwritten Signature]
 Phone/E-mail: _____



John J. Westfall
 Fire Marshal
 jwestfall@firedistrict1.org

12425 Meridian Ave.
 Everett WA 98208
 phone: 425-551-1200
 fax: 425-551-1249

CITY OF EDMONDS - PLANNING DIVISION
COMMENT FORM

- PW-Engineering
- Fire
- PW - Maintenance
- Parks & Rec.
- Building
- Economic Dev.
- Parks Maintenance

Project Number: PLN20120043
 Applicant's Name: EHELBARGER INVESTMENTES, LLC
 Property Location: 8620 218TH ST. SW
 Date of Application: 11/27/2012 Date Form Routed: 11/29/2012
 Zoning: SINGLE FAMILY RESIDENTIAL (RS-8)
 Project Description: 6-LOT PLAN

RECEIVED
DEC 3 2012
PUBLIC WORKS DEPT.

****PER ECDC 20.02.005 ALL COMMENTS MUST BE SUBMITTED WITHIN 15 DAYS OF THE DATE THIS FORM WAS ROUTED: DUE BY 12/21/2012**

If you have any questions or need clarification on this project, please contact:

Responsible Staff: MIKE CLUGSTON Ext. 1330

Name of Individual Submitting Comments: _____

Title: _____

I have reviewed this land use proposal for my department and have concluded that **IT WOULD NOT AFFECT MY DEPARTMENT**, so I have no comments. My department may also review this project during the building permit process (if applicable) and reserves the right to provide additional comments at that time.

I have reviewed this land use proposal for my department and have concluded that **IT WOULD AFFECT MY DEPARTMENT**, so I have provided comments or conditions below or attached.

Comments (please attach memo if additional space is needed):

ST/SF TH
W/S JUST SEE COMMENTS ON PRINT

The following conditions should be attached to this permit to ensure compliance with the requirements of this department (please attach memo if additional space is needed):

Date: _____

Signature: _____

Phone/E-mail: _____

CITY OF EDMONDS – PLANNING DIVISION
COMMENT FORM

- PW-Engineering
- Fire
- PW - Maintenance
- Parks & Rec.
- Building
- Economic Dev.
- Parks Maintenance

Project Number: PLN20120043
 Applicant's Name: EHELBARGER INVESTMENTES, LLC
 Property Location: 8620 218TH ST. SW
 Date of Application: 11/27/2012 Date Form Routed: 11/29/2012
 Zoning: SINGLE FAMILY RESIDENTIAL (RS-8)
 Project Description: 6-LOT PLAN

****PER ECDC 20.02.005 ALL COMMENTS MUST BE SUBMITTED WITHIN 15 DAYS OF THE DATE THIS FORM WAS ROUTED: DUE BY 12/21/2012**

If you have any questions or need clarification on this project, please contact:

Responsible Staff: MIKE CLUGSTON Ext. 1330

Name of Individual Submitting Comments: J McConnell
 Title: Senior Program Mgr

I have reviewed this land use proposal for my department and have concluded that **IT WOULD NOT AFFECT MY DEPARTMENT**, so I have no comments. My department may also review this project during the building permit process (if applicable) and reserves the right to provide additional comments at that time.

I have reviewed this land use proposal for my department and have concluded that **IT WOULD AFFECT MY DEPARTMENT**, so I have provided comments or conditions below or attached.

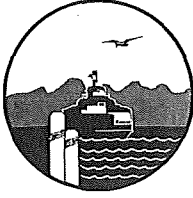
RECEIVED
 DEC 03 2012
 ENGINEERING DIVISION

Comments (please attach memo if additional space is needed):

Please see attached memo

The following conditions should be attached to this permit to ensure compliance with the requirements of this department (please attach memo if additional space is needed):

Date: 12/20/2012
 Signature: J McConnell
 Phone/E-mail: 425-771-0270 x1338



MEMORANDUM

Date: December 20, 2012

To: Mike Clugston, Planner

From: Jeanie McConnell, Engineering Program Manager

Subject: **PLN20120043, Echelbarger – 6 lot Plat
8620 – 218th St SW**

The comments provided below are based upon review of the preliminary documents for the subject plat. Additional information is requested from the applicant at this time in order to continue review of the application and provide preliminary approval of the short plat. Please ask the applicant to revise and resubmit plans addressing each of the comments below.

Please also note, after receiving preliminary short plat approval from the Planning Division, the applicant will be required to submit a complete set of civil engineering plans to the City Engineering Division for review and approval.

1. Show the location of existing and proposed overhead and underground utility lines, sanitary sewer systems (including stubs to all lots), water mains and water service lines adjacent to and/or within the proposed subdivision.
2. On the preliminary drainage plan please provide invert elevations to the extent necessary to confirm discharge to the City storm system is possible. If discharge to the City system is not possible, then an alternate drainage proposal will need to be provided for review and approval.

Thank you.

January 7, 2013
File No. 5383-0-12

RECEIVED**JAN 09 2013****DEVELOPMENT SERVICES**

Mr. Michael Clugston, AICP
Edmonds Planning Department
121 5TH Avenue N.
Edmonds, Washington 98020

Re : Echelbarger's Shaw Lane PLN 20120043

Dear Mike,

In response to your letter of December 26, 2012 I have modified the preliminary plans as follows:

Planning Comments

1. I have ^{Removed} ~~taken~~ the remove tree designation on many of the trees on the site. I have essentially left the trees that are outside the building setback areas. The large evergreen trees in the south portion of the Lot 4 and the north portion of Lot 6 building envelopes are still designated to be removed as the critical root zone severely impacts the building envelope for the future residence. Encroaching any significant distance into the root zone will impact the trees long term viability and perhaps create a dangerous situation. I have shown the other large trees in the southern setback being retained. The property owner believes that the clearing as shown on the revised plan shows the maximum tree retention feasible to reasonably develop the property and construct new homes.
2. The rockery located in the vicinity of the west property line will not exceed the 3 foot height above existing grade as required by Edmonds regulation. The rockery serves a dual purpose. It will help create useable back yard space as well as provide for the directing the surface water to the proposed storm water detention vault. It has also been noted that the location will be further evaluated at time of final engineering plan preparation to minimize tree removal.

Engineering Comments

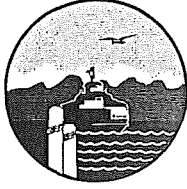
1. The overhead power lines have been added to the plan, they are located on the north side of 218th Street S.W. The water, sewer and drainage lines were shown on the original submittal. Power, telephone and communications utilities will be underground as required and will generally be located in the 10 foot frontage easements along the public and private street frontages. (a note was added to the plan).
2. The approximate inverts of the storm sewer outfall were added to the plan. The storm water vault will be connected to the existing public storm drainage line about 235 feet west of the property.

If you should need any information, please let me know.

Sincerely,



Jeffrey Treiber



MEMORANDUM

RECEIVED

FEB 06 2013
DEVELOPMENT SERVICES
COUNTER

Date: January 31, 2012
To: Mike Clugston, Planner
From: Jeanie McConnell, Engineering Program Manager
Subject: PLN20120043, Echelbarger – 6 lot Plat
8620 – 218th St SW

The comments provided below are based upon review of the preliminary documents for the subject plat. Additional information is requested from the applicant at this time in order to continue review of the application and provide preliminary approval of the short plat. Please ask the applicant to revise and resubmit plans addressing each of the comments below.

Please also note, after receiving preliminary plat approval from the Planning Division, the applicant will be required to submit a complete set of civil engineering plans to the City Engineering Division for review and approval.

1. 1/31/2013 – A sanitary sewer stub has not been shown to Lot 2, please add a stub. Please show existing utility services for the existing home. *OK*
12/20/2012 - Show the location of existing and proposed overhead and underground utility lines, sanitary sewer systems (including stubs to all lots), water mains and water service lines adjacent to and/or within the proposed subdivision.
2. 1/31/2013 – Thank you for adding invert elevations to the plans. With the information provided it looks as though the outfall connection to the City system is lower than what would be allowed to maintain gravity flow in the City storm system. The proposed i.e. at the point of connection is shown to be 81.0. The upstream i.e. is shown to be 92.57 and the downstream i.e. is shown to be 85.22. Please verify invert elevations are accurate and propose an alternate drainage plan as necessary. *OK*
12/20/2012 - On the preliminary drainage plan please provide invert elevations to the extent necessary to confirm discharge to the City storm system is possible. If discharge to the City system is not possible, then an alternate drainage proposal will need to be provided for review and approval. *OK*

Thank you.

City of Edmonds

10 Jan '13

City of Edmonds

RECEIVED

JAN 11 2013

DEVELOPMENT SERVICES
COUNTER

1. Understood 6 new homes will be built - approx location - 86 & 218 SW. This means approx 12 more cars traveling on 218.
2. 218 is a very narrow street. There are areas where deep ditches run on both sides of 218 making it extremely difficult to walk, bike and drive a car if another vehicle approaches from the opposite direction. This is very dangerous.
3. There are students from Chase Lake Community School and Edmonds Woodway High School either walking, biking or driving. Since this street was not designated for Safe Routes, I am asking that the ditches be filled in for everyone's safety.
4. New home area - 86 & 218 should have sidewalks required by city code. That should be a requirement for any new construction.

Hoping this letter will be taken



Mary Olson
21704 0514 PL 111

Mary Olson

Attachment 14
PLN20120043

Packet Page 317 of 586

RECEIVED
JAN 11 2013
PLANNING DEPT.

Mr. Michael Clugston, AICP
Edmonds Planning Department
121 5th Avenue N
Edmonds, Washington 98020

January 11, 2013

Re: Problem with PLN 20120043

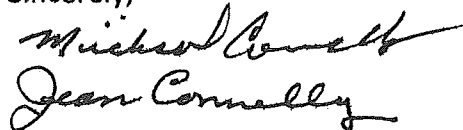
Dear Mr. Clugston:

This is response to the Notice of Application on File PLN 2012003; the six lot subdivision of Echelbarger's Shaw Lane plat. Our home (8612 218th ST SW) in located immediately adjacent to the proposed lot 4. The large fir trees on the back southeast side of lot 4 are an extreme hazard to our house. These trees have been topped and now have multiple trunks at the top. The south side of our house and the proposed lot 4 are subject to high winds due to the open field owned by the church. We have had damage to our home because of tree limbs falling from trees. We expressed our concerns with the property owners last year and they had a tree service come out and remove some limbs and thin the trees, but this did not resolve the problem.

The trees on the south side of lot 4 must be removed.

Your prompt attention to this request would be appreciated.

Sincerely,



Micheal and Jean Connelly
8612 218th ST SW
Edmonds, Wa 98026
425-771-1974
mj_connelly@frontier.com

Attachment 15
PLN20120043

Clugston, Michael

From: mj_connelly@frontier.com
Sent: Friday, January 11, 2013 10:48 AM
To: Clugston, Michael
Subject: PLN 20120043 - PROBLEM

Mr. Michael Clugston, AICP
Edmonds Planning Department
121 5th Avenue N
Edmonds, Washington 98020
Re: Problem with PLN 20120043

Dear Mr. Clugston:

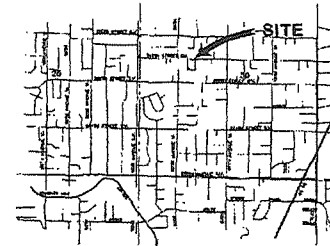
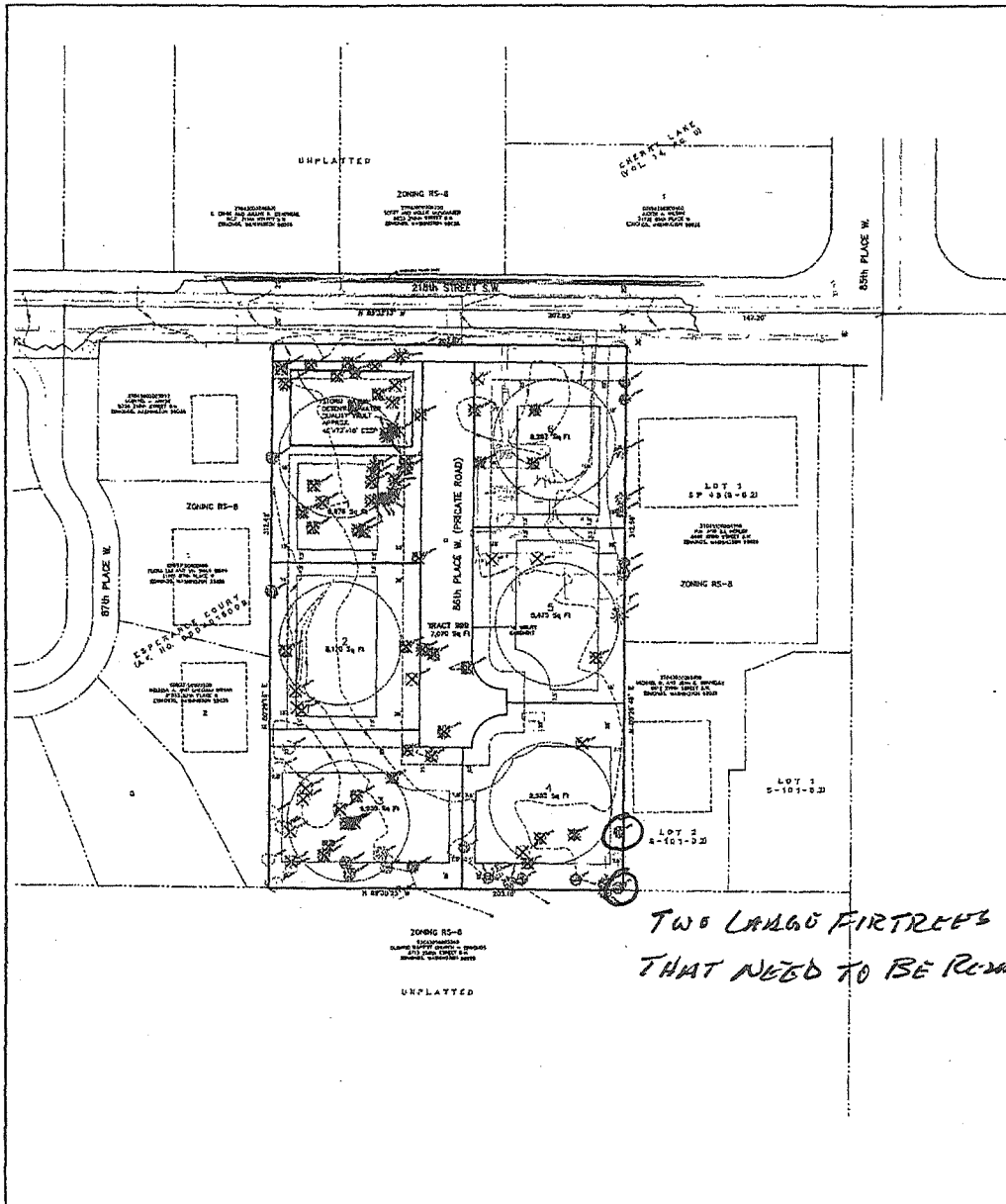
This is response to the Notice of Application on File PLN 2012003; the six lot subdivision of Echelbarger's Shaw Lane plat. Our home (8612 218th ST SW) is located immediately adjacent to the proposed lot 4. The large fir trees on the back southeast side of lot 4 are an extreme hazard to our house. These trees have been topped and now have multiple trunks at the top. The south side of our house and the proposed lot 4 are subject to high winds due to the open field owned by the church. We have had damage to our home because of tree limbs falling from trees. We expressed our concerns with the property owners last year and they had a tree service come out and remove some limbs and thin the trees, but this did not resolve the problem.

The trees on the south side of lot 4 must be removed.

Your prompt attention to this request would be appreciated.

Sincerely,

Micheal and Jean Connelly
8612 218th ST SW
Edmonds, Wa 98026
425-771-1974



VICINITY MAP
SCALE: 1"=1500'

LEGAL DESCRIPTION

EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 1 EAST, N.W. 1/4, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
EXCEPT ROADS AND
EXCEPT THE EAST 150.00 FEET TRACT.

BASIS OF BEARINGS

THE BENCHMARK OF 21ST STREET S.W. AS MONUMENTED PER PLAT OF EXPANDED COUNTY RECORDS UNDER AUDITOR'S FILE NUMBER 9704000000, SNOHOMISH COUNTY, WASHINGTON.

BENCH MARK

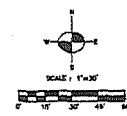
TOP OF CONCRETE MONUMENT IN CATCH AT THE INTERSECTION OF 8TH PLACE W. AND 21ST STREET S.W.
ELEVATION: 100.80
DATA: ASSUMED

TREE LEGEND

- INDICATES EXISTING TREE TYPE AND SIZE NOTED ADJACENT
- INDICATES EXISTING TREE TO BE REMOVED DURING PLAT DEVELOPMENT

NOTES

TREES SHOWN TO BE REMOVED WERE LIMITED TO THOSE THAT ARE LOCATED IN ROADSIDE AND UTILITY CORRIDORS, THE AREA IN THE VICINITY OF THE ALTERNATIVE DETENTION WALL AND IN THE COURSE PORTALS OF THE MAINWAY. OTHER TREES MAY NEED TO BE REMOVED TO FACILITATE THE SCALE CONSTRUCTION. THE REMOVAL TREES TO BE REMOVED WILL BE EVALUATED AT THE TIME OF THE SCHEDULE PERIOD APPLICATIONS.
THE TREES LOCATED NEAR THE PROPOSED 3-4 FOOT HIGH BARRIER ALONG THE WESTERN SIDE OF LOT 2 AND THE BARRIER AND SOLIDITY ONE OF LOT 2 SHALL BE EVALUATED AT THE TIME OF FINAL CONSTRUCTION PLAN SUBMITTAL. THE BARRIER IS NECESSARY TO PREVENT GRADE TAIL AREA FOR THE NEW ROKES AND TO CONTROL DRAINAGE AND DIRECT IT TO THE STORMWATER DETENTION WALL.



RECEIVED

JAN 09 2013

DEVELOPMENT SERVICES
COUNTER

*TWO LARGE FIR TREES
THAT NEED TO BE REMOVED.*

PRELIMINARY CLEARING PLAN
FOR
ECHELBARGER'S SHAW LANE
IN SE1/4, NW1/4 OF SEC. 30, T.27N., R.4E., W.M.
CITY OF EDMONDS
SNOHOMISH COUNTY, WASHINGTON

I. REVIEWED THIS PRELIMINARY PER CITY COMMENTS		1-7-13		JY	
LSA Lovell-Sauerland & Associates, Inc.					
Business Services/Planning/Development Consultants					
e-mail: lsa@lovelsauerland.com web: lovelsauerland.com					
10217 20th Avenue N., Suite 100 • Lynnwood, WA 98036 • (425)778-1000					
DATE	CHANGED	DATE	BY	DATE	FILE NO.
APR 11	JAN 11	11-09-12	STY, P.M.	1-7-13	5383-0-12

Clugston, Michael

From: Cruz, Cindi
Sent: Friday, January 11, 2013 3:31 PM
To: Clugston, Michael
Subject: FW: New submission from 'Citizen Feedback!'

Hi Mike,
This came in through the citizen feedback e-mail.

Cindi Cruz

City of Edmonds - Executive Assistant for
Community Services and Economic Development
121 5th Avenue North, Edmonds, WA 98020
425-775-7724
Cindi.cruz@edmondswa.gov

"Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has."
- **Margaret Mead**

Please do not print this email unless necessary.

From: NoReply
Sent: Friday, January 11, 2013 3:29 PM
To: Cruz, Cindi
Subject: New submission from 'Citizen Feedback!'

You have new Citizen Feedback.

Your Name: Pat Hepler
Street Address: 8606 218 ST SW
City: Edmonds
State: WA
Phone: 425.776.4579
Email: phepler@comcast.net
Date Visited: 01/11/2013
Dept. Visited Building Dept.
Employee Name Mike Clugston

Responsiveness

Timeliness

Cooperative

Courteous

Your Feedback

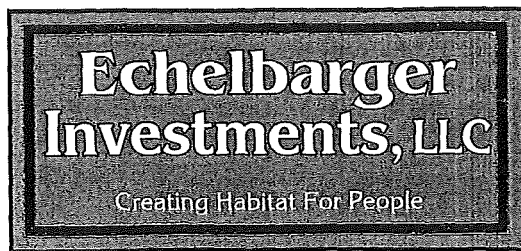
Mike- Concerning #PLN20120043:
We live in the home just east of the new proposed development at 8620 218 ST SW, where Mr. Echelbarger will be building 6 new homes. In the proposed clearing plan, they do not intend to remove any trees that border our west property line with them. We would very much like all of them removed. They encroach onto our property, by hanging over into our property, blocking the sun, and creating a large maintenance load for us, due to the falling of the leaves, branches and needles from the trees, onto our yard, and roof, and into our gutters.
Also, the western portion of the 8620 property bordering our property is very

Attachment 16
PLN20120043



wet, even with the catch basin in the current drive way. This location will be back yards to the new easternly homes on the new development. We strongly hope that the drainage plan takes that into account.
Thank you and Mr. Echelbarger, for your consideration.
Pat Hepler

Manage Submission



RECEIVED

JAN 28 2013

**DEVELOPMENT SERVICES
COUNTER**

January 28, 2013

Ms Mary Olson
21704 85th PL. W
Edmonds, WA 98020

RE: Comments Echelbarger's Shaw Lane

Dear Ms Olson,

In reviewing the City file on our new neighborhood, we came across your comments concerned with traffic and pedestrian issues. We agree that currently the Shaw property does impede both traffic and especially pedestrian access on 217th.

We wanted you to know that as a part of our project we will be installing not only a full 5 foot wide sidewalk fronting the entire length of our property on 217th, but also adding a curb and some additional widening of 217th as well. This will be in addition to the sidewalk we are proposing on the west side of our new plat road.

I am sure this will not answer all the concerns you may have on other portions of 217th, but I wanted to assure you that our section of the street will be much safer once our improvements are completed.

Should you have any additional questions, please give me a call at 425 673-1100.

Sincerely,

Mike Echelbarger
President
4001 198th St SW
Lynnwood, WA 98036

Attachment 17
PLN20120043



January 28, 2013

Michael and Jean Connelly
8612 218th St SW
Edmonds, WA 98026

RECEIVED
JAN 28 2013
DEVELOPMENT SERVICES
COUNTER

RE: Comments Echelbarger's Shaw Lane

Dear Mr and Mrs Connelly,

In reviewing the City file, I came across your concerns about the 34" Fir tree adjacent to your home and on the East side of our proposed lot 4.

Generally, we cut most of the trees within the set-back area (building area) of each lot and leave the surrounding trees. While Fir trees are aesthetically pleasing and closely protected by the City, our opinion is that when they get large they become a potential life-threatening hazard. The perfect sized Fir tree is 20' tall and shaped like a Christmas tree. This one is too tall and we would prefer to cut it rather than chance leaving it. While this tree is mostly on our property, It appears it may be partially on your property as well.

We will need your written permission to take it down. We will also need concurrence from the City which we will try to achieve.

Should you have any questions, please give me a call at 425-673-1100.

Sincerely,

Mike Echelbarger
President
4001 198th St SW
Lynnwood 98036

Clugston, Michael

From: mike echelbarger [mike@echelbarger.com]
Sent: Monday, February 04, 2013 10:31 AM
To: Clugston, Michael
Cc: Todd Echelbarger; mi_connelly@frontier.com
Subject: Echelbarger's Shaw Lane 6 lot plat-Connelly Concerns
Attachments: Collnely tree removal req 2.jpeg

After reviewing the comments in the city file, we reached out to determine the specifics of the Connelly's concerns. They would like the three trees removed as shown below. We support their position and would ask for permission to include the removal of the subject trees with our plat plan.

mike echelbarger

January 31, 2013

Mike Echelbarger
Echelbarger Investments, LLC
4001 198th ST SW
Lynnwood, WA 98036

RE: Tree Removal on Proposed Lot 4, Echelbarger's Shaw Lane plat (PIN20120043)

Dear Mr. Echelbarger,

We received your January 28, 2013 letter requesting written permission to take down a Fir tree adjacent to our home on the East side of your proposed lot 4. This tree along with several other mature Fir trees, do present potential life-threatening hazards to us. These Firs have been weakened by years of mismanagement and neglect by the previous property owners. The prevailing south winds that come across the vacant lot owned by the church are extremely strong and if these trees are compromised more by earth movement do to building projects their hazard to us doubles.

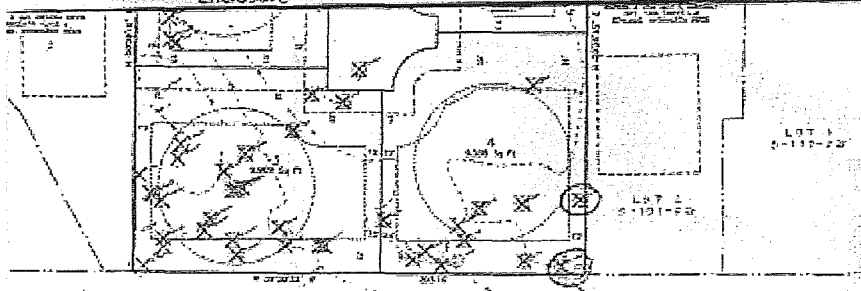
We are enclosing a copy of your original tree removal request to the City of Edmonds. We have highlighted the trees we consider an extreme hazard to our home and request they be taking down.

Please consider this letter as our authorization to remove said trees.

Sincerely,

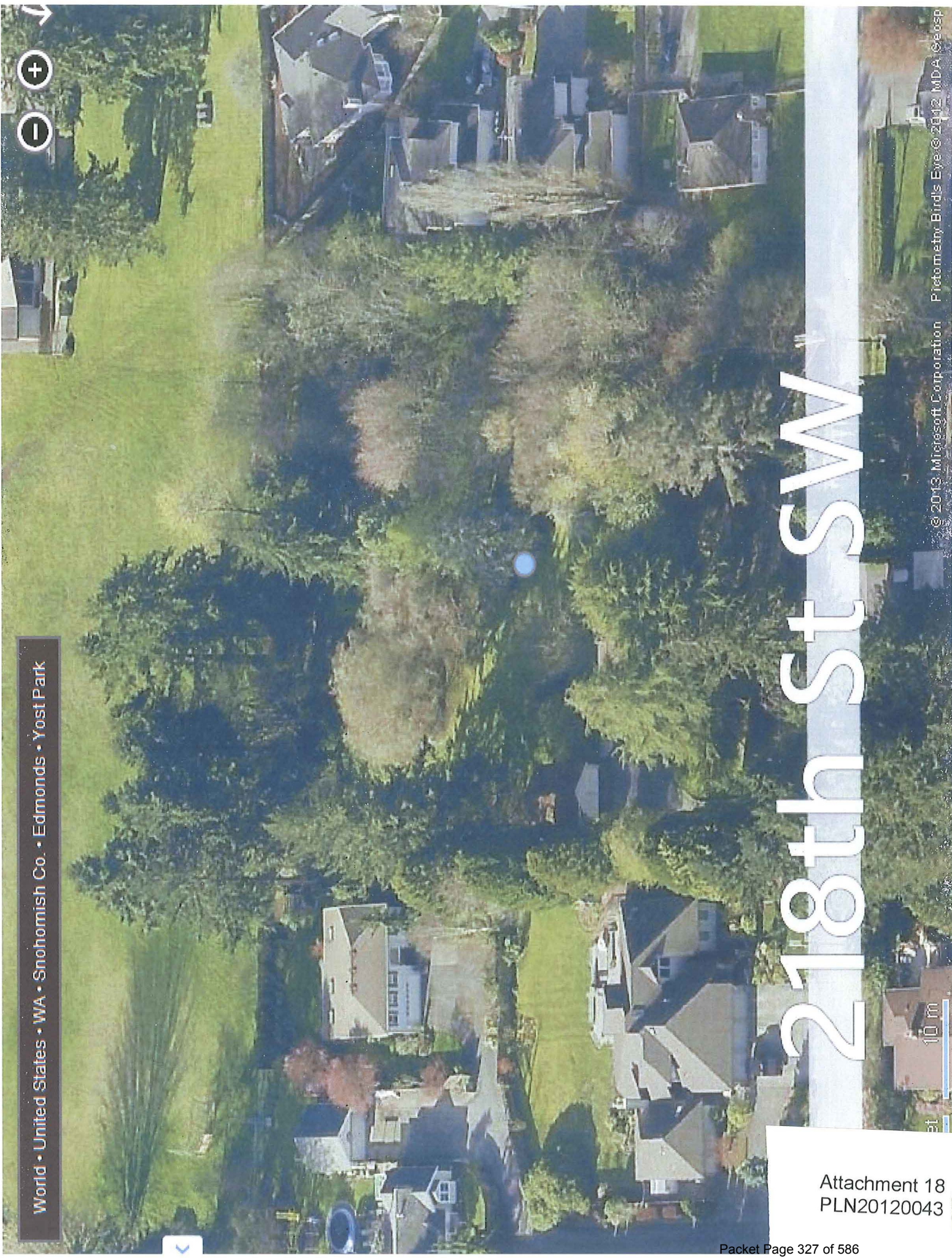
Micheal and Jean Connelly
3612 218th ST SW
Edmonds, WA 98026
425-771-1974
mi_connelly@frontier.com

Enclosure



TREES REQUESTED TO BE
REMOVED MARKED IN RED.

World • United States • WA • Snohomish Co. • Edmonds • Yost Park



218th St SW

Attachment 18
PLN20120043



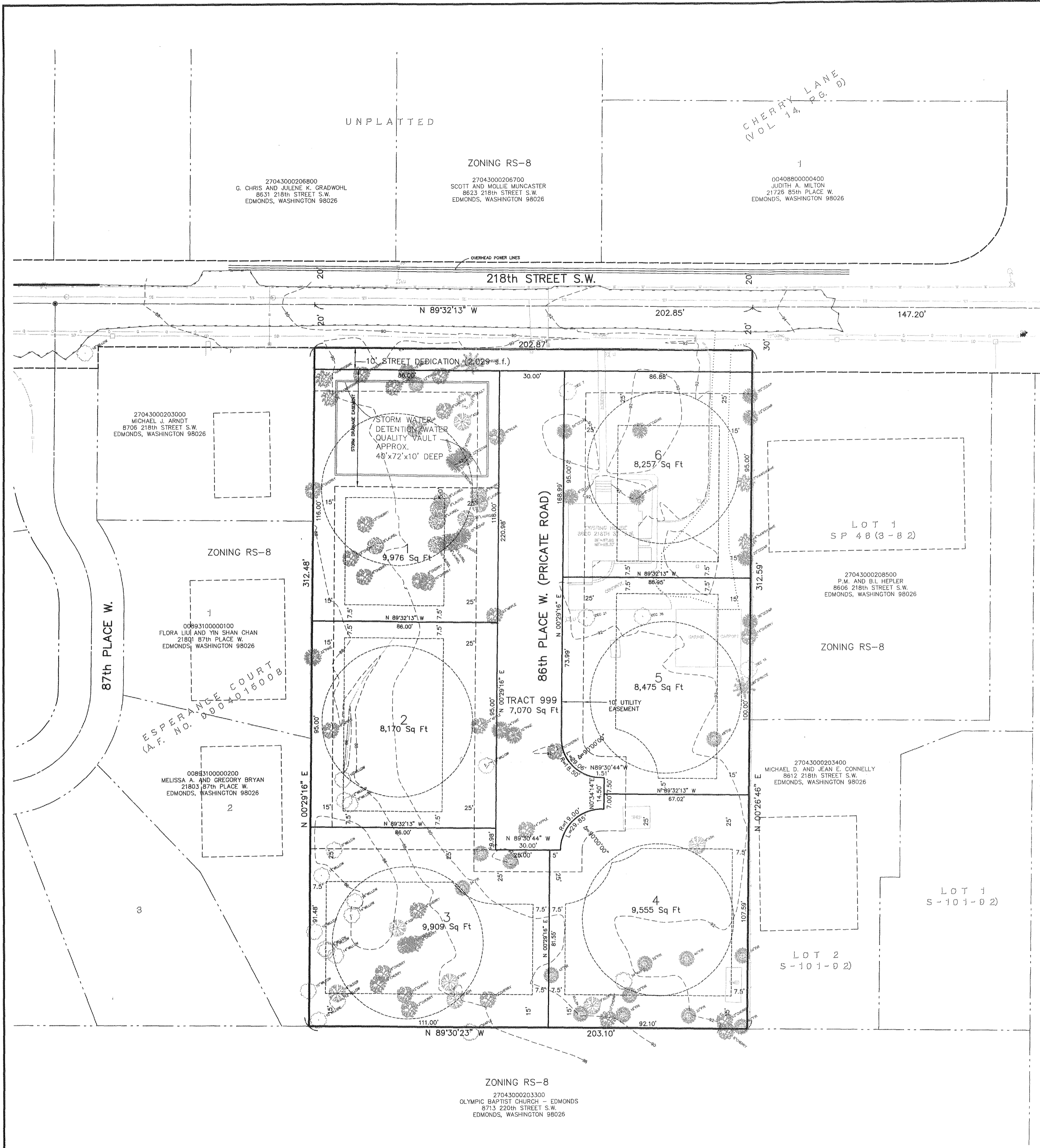
8620 218th

©2010 Google

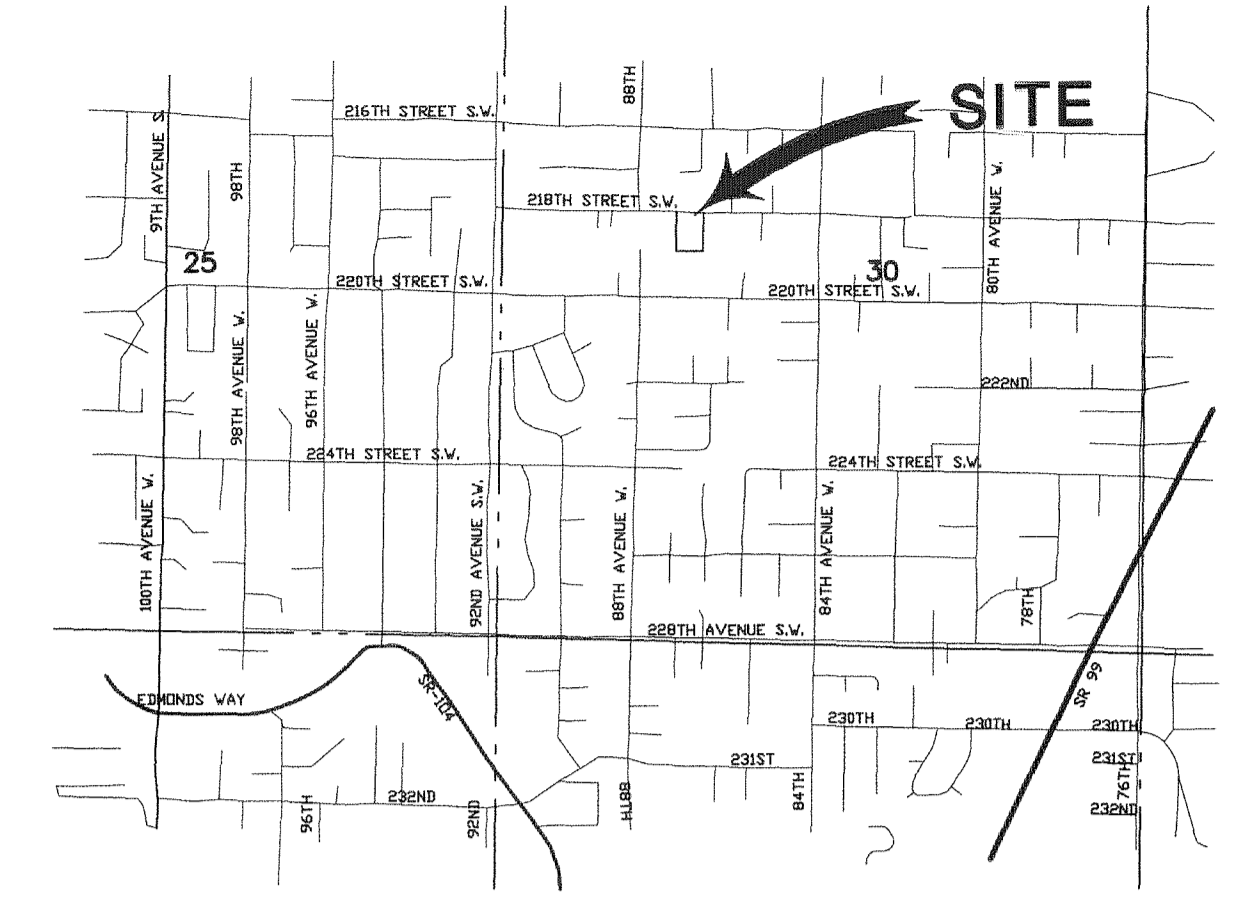
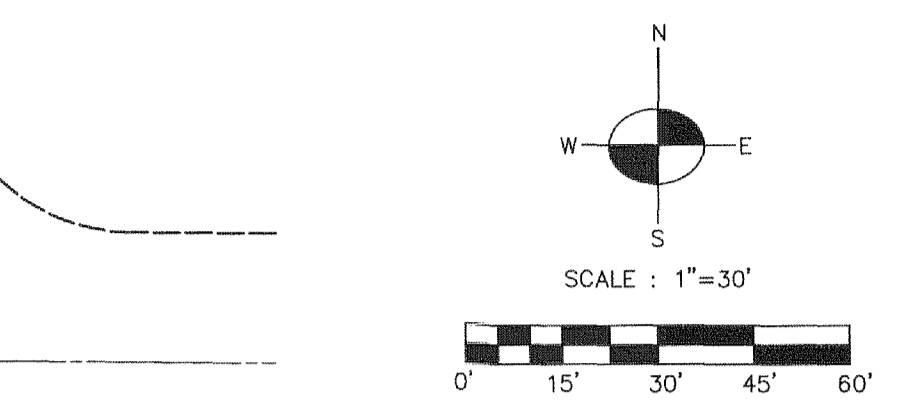
© 2013 Google
© 2013 Google

47°48'01.95" N 122°20'59.64" W elev. 449 ft

Eye alt. 455 ft



85th PLACE W.



VICINITY MAP
SCALE: 1"=1500'

PARCEL DESCRIPTIONS

PARCEL 1
THE WEST 86 FEET OF THE SOUTH 116 FEET OF THE NORTH 146 FEET OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL 2
THE WEST 86 FEET OF THE SOUTH 95 FEET OF THE NORTH 241 FEET OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL 3
THAT PORTION OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S 0°29'16" W, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 241.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 0°29'16" W, A DISTANCE OF 91.48 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE S 89°30'23" E, ALONG SAID SOUTH LINE, A DISTANCE OF 111.00 FEET; THENCE N 0°29'16" E, PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 81.55 FEET; THENCE N 89°30'44" W, A DISTANCE OF 25.00 FEET TO THE EAST LINE OF THE WEST 86.00 FEET OF SAID SUBDIVISION; THENCE N 0°29'16" E, ALONG SAID EAST LINE, A DISTANCE OF 9.88 FEET TO THE SOUTH LINE OF THE NORTH 241 FEET OF SAID SUBDIVISION; THENCE N 89°32'13" W, ALONG SAID SOUTH LINE, A DISTANCE OF 86.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4
THAT PORTION OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S 0°29'16" W, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 312.48 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE S 89°30'23" E, ALONG SAID SOUTH LINE, A DISTANCE OF 111.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 0°29'16" E, ALONG SAID SOUTH LINE, A DISTANCE OF 111.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 0°29'16" E, PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 81.55 FEET; THENCE S 89°30'44" W, A DISTANCE OF 5.00 FEET TO AN INTERSECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 19.00 FEET AND FROM WHICH INTERSECTION POINT THE CENTER BEARS S 89°30'44" E, THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND CONSUMING A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 29.85 FEET; THENCE N 0°34'14" E, A DISTANCE OF 7.00 FEET TO THE SOUTH LINE OF THE NORTH 225 FEET OF SAID SUBDIVISION; THENCE S 89°32'13" E, ALONG SAID SOUTH LINE, A DISTANCE OF 67.02 FEET TO THE WEST LINE OF THE EAST 130.9 FEET OF SAID SUBDIVISION; THENCE S 0°26'46" W, ALONG SAID WEST LINE, A DISTANCE OF 107.59 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE N 89°30'23" W, ALONG SAID SOUTH LINE, A DISTANCE OF 92.10 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 5
THAT PORTION OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S 89°32'13" E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 202.85 FEET TO THE WEST LINE OF THE EAST 130.9 FEET OF SAID SUBDIVISION; THENCE S 0°26'46" W, ALONG SAID WEST LINE, A DISTANCE OF 125.00 FEET TO THE SOUTH LINE OF THE NORTH 125 FEET OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 0°26'46" W, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF THE NORTH 225 FEET OF SAID SUBDIVISION; THENCE N 89°32'13" W, ALONG SAID SOUTH LINE, A DISTANCE OF 67.02 FEET; THENCE N 0°34'14" E, A DISTANCE OF 7.50 FEET; THENCE N 89°30'44" W, A DISTANCE OF 1.51 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 18.50 FEET THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND CONSUMING A CENTRAL ANGLE OF 90°00'00", AND ARC DISTANCE OF 29.06 FEET TO THE POINT OF TANGENCY ON THE EAST LINE OF WEST 116 FEET OF SAID SUBDIVISION; THENCE N 0°29'16" E, ALONG SAID EAST LINE, A DISTANCE OF 73.99 FEET TO THE SOUTH LINE OF THE NORTH 125 FEET OF SAID SUBDIVISION; THENCE S 89°32'13" E, ALONG SAID SOUTH LINE, A DISTANCE OF 86.95 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 6
THE SOUTH 95 FEET OF THE NORTH 125 FEET OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
EXCEPT THE EAST 130.9 FEET THEREOF, AND,
EXCEPT THE WEST 116 FEET THEREOF.

PARCEL TO BE CONVEYED TO THE CITY OF EDMONDS
THE NORTH 10 FEET OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TRACT 999 (PRIVATE ROAD)
THAT PORTION OF THE EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE S 0°29'16" W, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF THE NORTH 30 FEET OF SAID SUBDIVISION; THENCE S 89°30'23" E, ALONG SAID SOUTH LINE, A DISTANCE OF 86.00 FEET TO THE EAST LINE OF THE WEST 86 FEET OF SAID SUBDIVISION AND TRUE POINT OF BEGINNING; THENCE S 0°29'16" W, ALONG SAID EAST LINE, A DISTANCE OF 220.98 FEET; THENCE S 89°30'44" E, A DISTANCE OF 30.00 FEET AN INTERSECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 19.00 FEET AND FROM WHICH INTERSECTION POINT THE CENTER BEARS S 89°30'44" E, THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND CONSUMING A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 29.85 FEET; THENCE N 0°34'14" E, A DISTANCE OF 14.50 FEET; THENCE N 89°30'44" W, A DISTANCE OF 1.51 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 18.50 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND CONSUMING A CENTRAL ANGLE OF 90°00'00", AND ARC DISTANCE OF 29.06 FEET TO THE POINT OF TANGENCY ON THE EAST LINE OF WEST 116 FEET OF SAID SUBDIVISION; THENCE N 0°29'16" E, ALONG SAID EAST LINE, A DISTANCE OF 168.99 FEET TO THE SOUTH LINE OF THE NORTH 30 FEET OF SAID SUBDIVISION; THENCE N 89°32'13" W, ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION

EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
EXCEPT ROADS; AND
EXCEPT THE EAST 130.9 FEET THEREOF.

BASIS OF BEARINGS

THE CENTERLINE OF 218th STREET S.W. AS MONUMENTED PER PLAT OF ESPERANCE COURT RECORDED UNDER AUDITOR'S FILE NUMBER 9904015008, SNOHOMISH COUNTY, WASHINGTON

BENCH MARK

TOP OF CONCRETE MONUMENT IN CASING AT THE INTERSECTION OF 86th PLACE W. AND 218th STREET S.W.
ELEVATION : 100.00
DATUM : ASSUMED

OWNER/APPLICANT

ECHELBARGER INVESTMENTS, LLC
4001 198th STREET S.W., SUITE #2
LYNNWOOD, WASHINGTON 98036
PHONE : 425-673-1100
FAX : 425-673-1109

ENGINEER/SURVEYOR

CONTACT: JEFFREY TREIBER
LOVELL-SAUERLAND & ASSOCIATES, INC.
19217-36TH AVENUE W., SUITE 106
LYNNWOOD, WA, 98036
PH: 425-775-1591

ZONING

RS-8 (NO CHANGE)

WATER SERVICE

CITY OF EDMONDS

PARCEL NUMBER

27043000202800

TELEPHONE

VERIZON

PROPERTY AREA

63,440 SQ. FT. OR 1.456 ACRES

ELECTRICITY

P.U.D. NO. 1 OF SNOHOMISH COUNTY

PROPERTY ADDRESS

8620 218TH STREET S.W.

SANITARY SEWER SERVICE

CITY OF EDMONDS

POLICE PROTECTION

CITY OF EDMONDS

FIRE PROTECTION

CITY OF EDMONDS

PUBLIC SCHOOLS

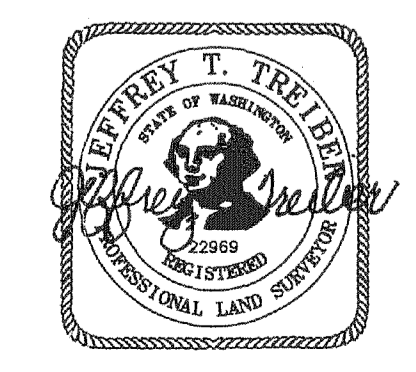
EDMONDS SCHOOL DISTRICT NO. 15

NOTES

- NO CRITICAL AREAS OR STEEP SLOPES ARE LOCATED ON OR ADJACENT TO THE SITE.
- ALL EXISTING STRUCTURES ON THE PROPERTY WILL BE REMOVED.
- LOTS 1 THROUGH 6 WILL EACH HAVE AN UNDIVIDED INTEREST IN TRACT 999 (PRIVATE ROAD) FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES. MAINTENANCE WILL BE BORNE BY THE OWNERS OF LOTS 1 THROUGH 6.
- THE PROPERTY IS NOT LOCATED IN DESIGNATED FLOOD PLAIN.
- THE LOCATION OF EXISTING STRUCTURES ON ADJACENT PROPERTIES ARE APPROXIMATE.
- LOT COVERAGE IS LIMITED TO 35% AND WILL BE REVIEWED AT TIME OF BUILDING PERMIT APPLICATIONS.
- SEE PRELIMINARY DEVELOPMENT FOR PROPOSED STREETS, GRADES, DRAINAGE, SEWER AND WATER PLANS.
- SEE PRELIMINARY CLEARING PLAN FOR TREE PRESERVATION.

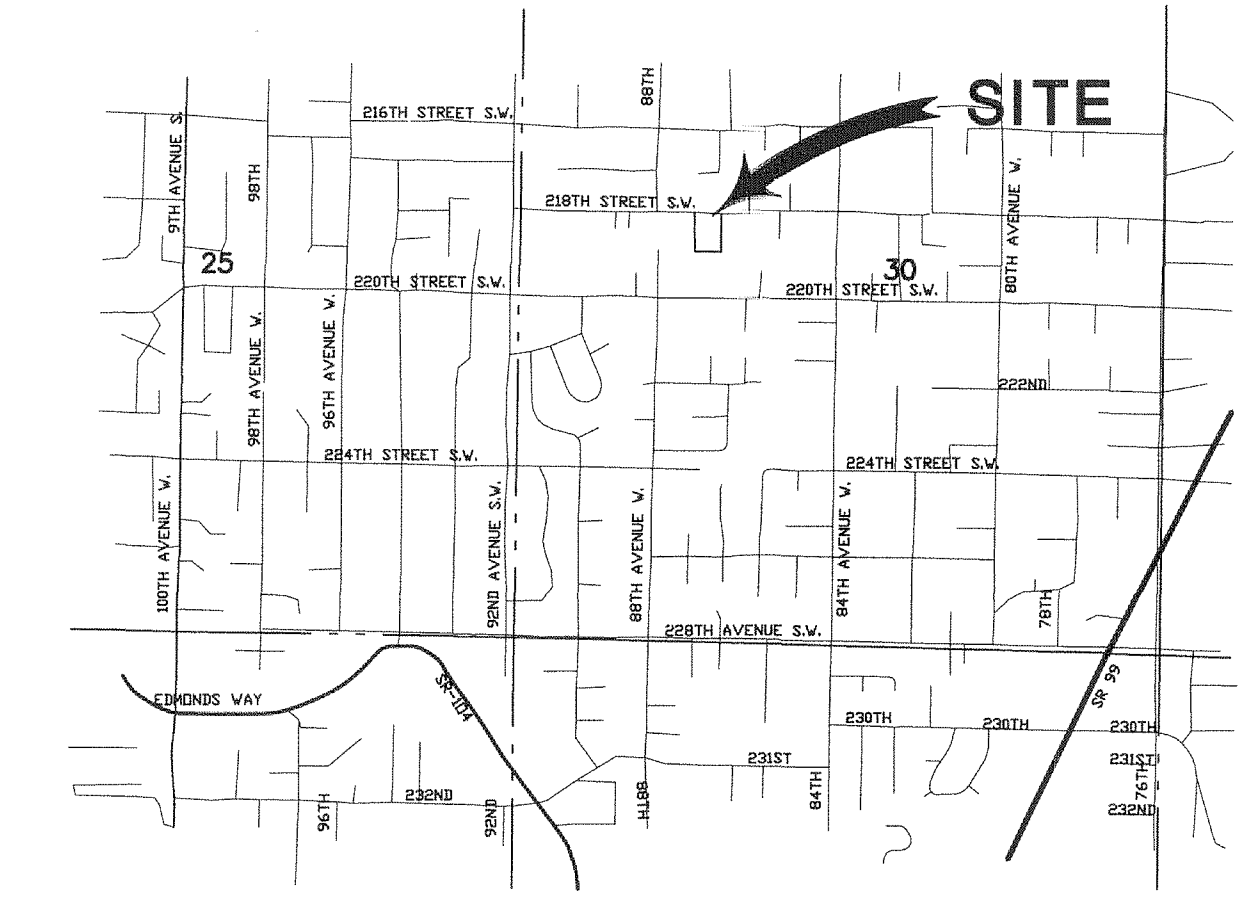
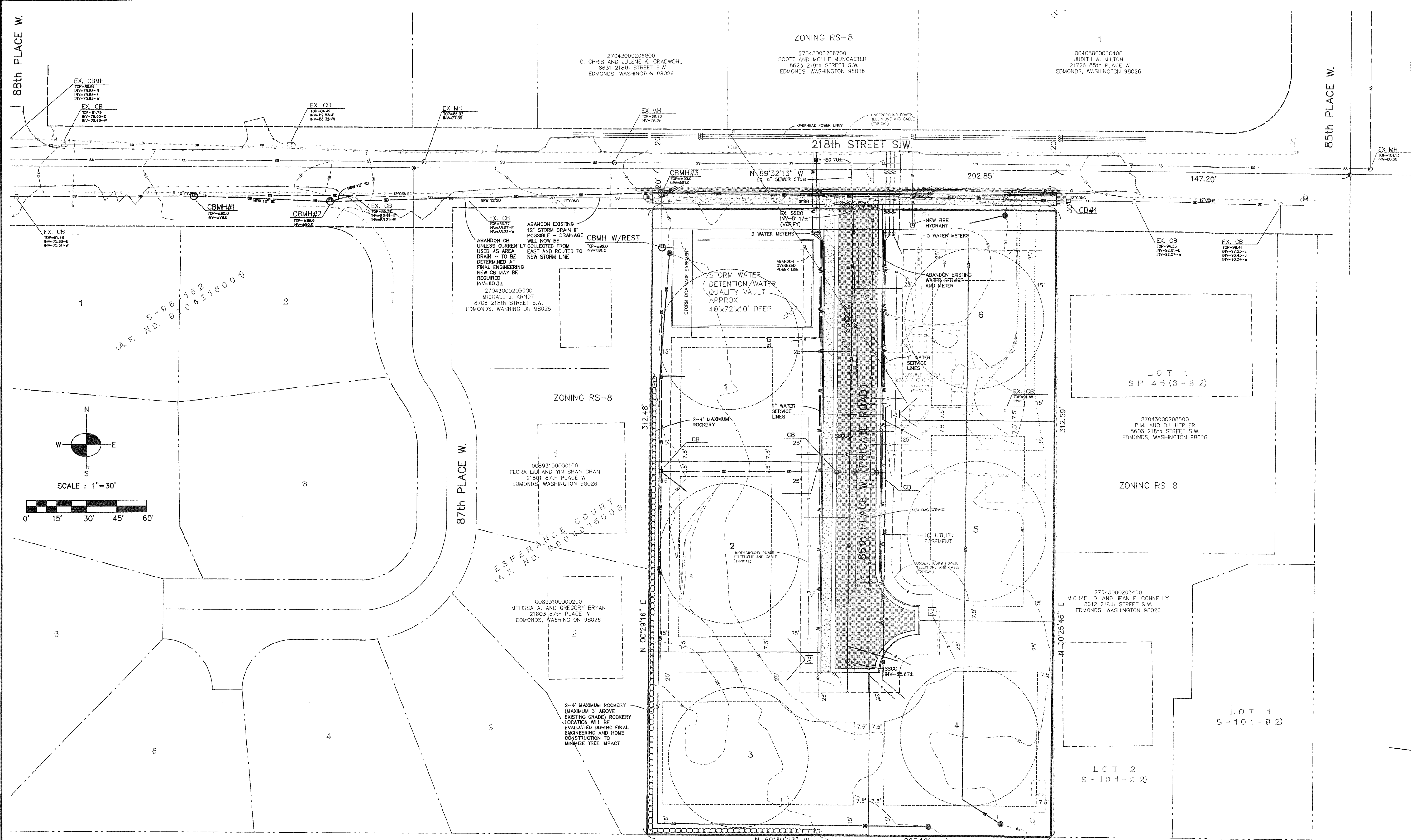
RECEIVED
JAN 09 2013
DEVELOPMENT SERVICES

PRELIMINARY PLAT
FOR
ECHELBARGER'S SHAW LANE
IN SE1/4, NW1/4 OF SEC. 30, T.27N., R.4E., W.M.
CITY OF EDMONDS
SNOHOMISH COUNTY, WASHINGTON



LSA Lovell-Sauerland & Associates, Inc.
Engineers/Surveyors/Planners/Development Consultants
e-mail: info@lsaengineering.com • web: lsaengineering.com
19217 36th Avenue W., Suite 106 • Lynnwood, WA 98036

DRAWN	CHECKED	DATE	P.B.	SCALE	FILE NO.
J.T.T.	J.T.T.	11-19-12	527, P.54	1"=30'	Attachment 19



VICINITY MAP
SCALE: 1"=1500'

LEGAL DESCRIPTION

EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT ROADS; AND
EXCEPT THE EAST 130.9 FEET THEREOF.

BASIS OF BEARINGS

THE CENTERLINE OF 218th STREET S.W. AS MONUMENTED PER PLAT OF ESPERANCE COURT RECORDED UNDER AUDITOR'S FILE NUMBER 990401500B, SNOHOMISH COUNTY, WASHINGTON

BENCH MARK

TOP OF CONCRETE MONUMENT IN CASING AT THE INTERSECTION OF 86th PLACE W. AND 218th STREET S.W.

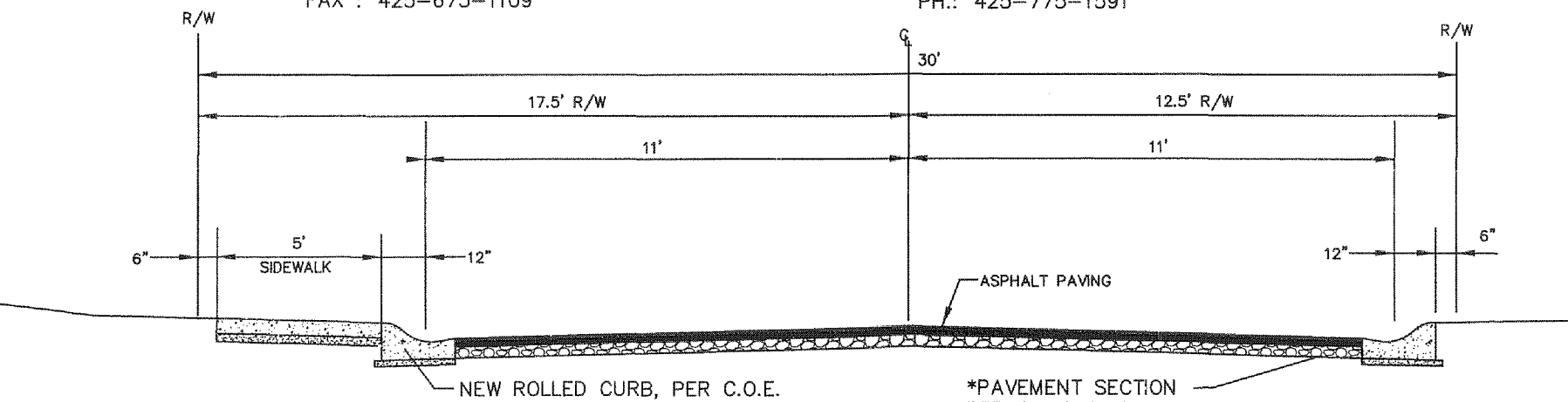
ELEVATION : 100.00
DATUM : ASSUMED

OWNER/APPLICANT

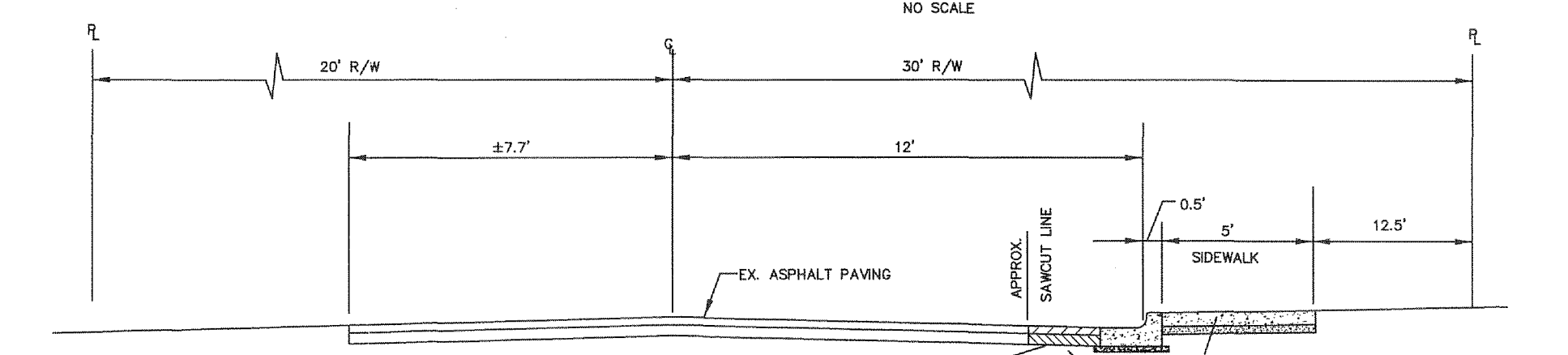
ECHELBARGER INVESTMENTS, LLC
4001 198TH STREET S.W., SUITE #2
LYNNWOOD, WASHINGTON 98036
PHONE : 425-673-1100
FAX : 425-673-1109

ENGINEER/SURVEYOR

CONTACT: JEFFREY TREIBER
LOVELL-SAUERLAND & ASSOCIATES, INC.
19217-36TH AVENUE W. SUITE 106
LYNNWOOD, WA. 98036
PH.: 425-775-1591



TYPICAL SECTION ~ 86TH PLACE W.
NO SCALE



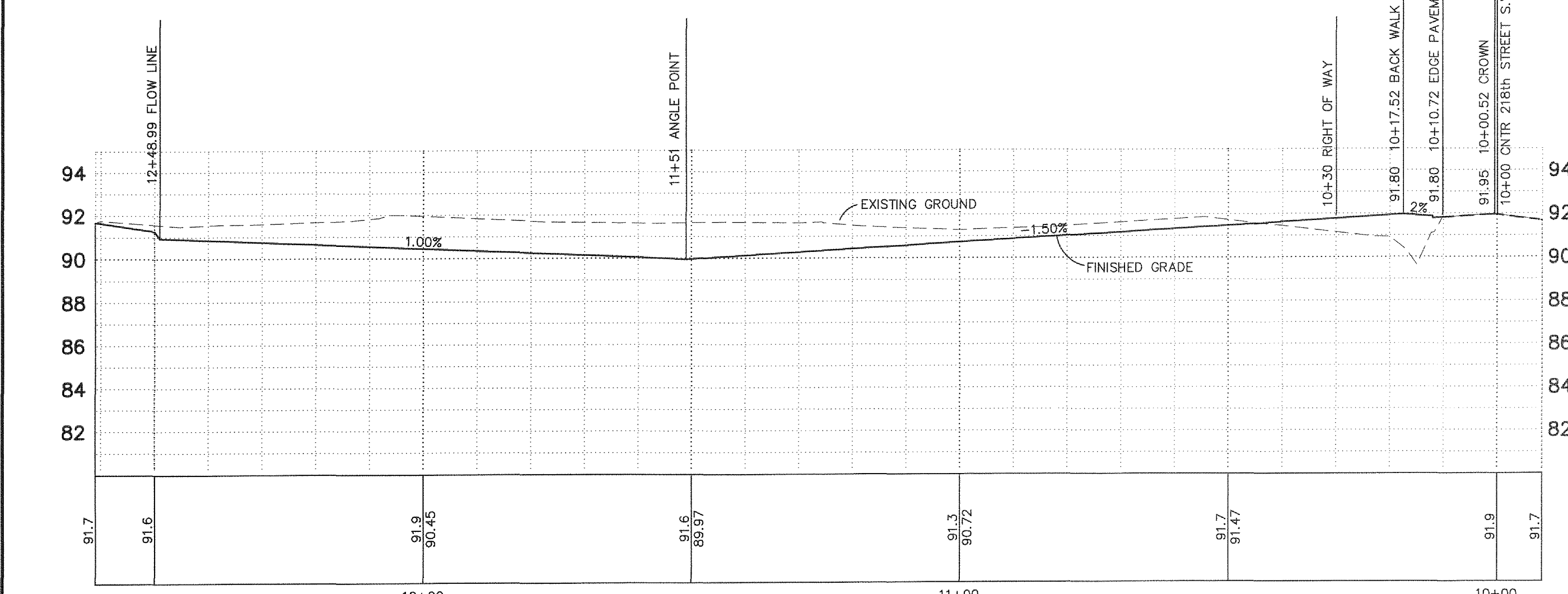
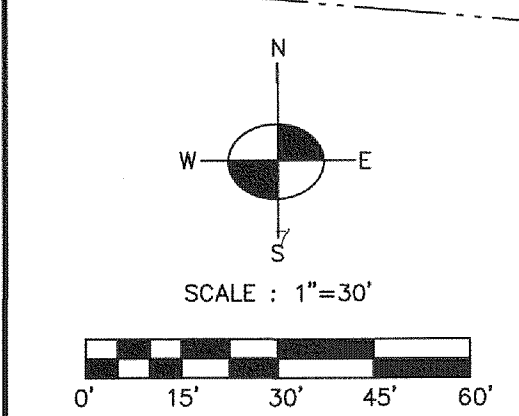
FRONTAGE IMPROVEMENT SECTION ~ 218TH STREET S.W.
NO SCALE

PRELIMINARY DEVELOPMENT PLAN
FOR
ECHELBARGER'S SHAW LANE
IN SE1/4, NW1/4 OF SEC. 30, T.27N., R.4E., W.M.
CITY OF EDMONDS
SNOHOMISH COUNTY, WASHINGTON

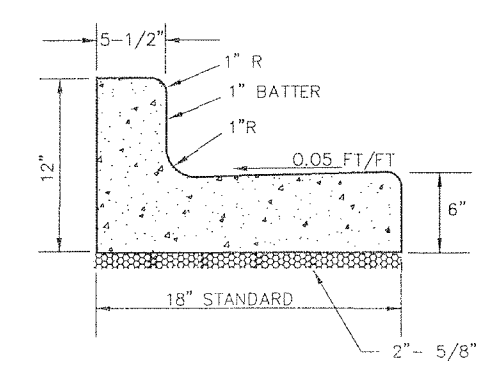
- ADDED NOTES ON STORM, APPROX. UNDERGRD. LOC. NEW POWER, TEL. CATV., GAS, ADDED EXISTING SEWER, WATER AND POWER TO HOUSE, SEWER STUB LOT 2 2-7-13 JTT
- ADDED APPROX STORM ELEV FOR OFFSITE, ADDED NOTES, OH POWER ON 218th 1-7-13 JTT

LSA Lovell-Sauerland & Associates, Inc.
Engineers/Surveyors/Planners/Development Consultants
e-mail: info@lsaengineering.com • web: lsaengineering.com
19217 36th Avenue W., Suite 106 • Lynnwood, WA 98036

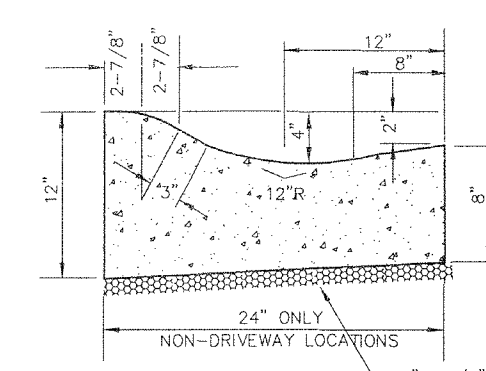
DRAWN	CHECKED	DATE	P.B.	SCALE	FILE NO.
J.T.T.	J.T.T.	11-19-12	527, P.54	1"=30'	53



86th PLACE W.
SCALE : 1"=20' HOR.
1"=5' VERT.



TYPE A CURB DETAIL
NO SCALE
EDMONDS STANDARD DETAIL E2.8



ROLLED CURB DETAIL
NO SCALE
EDMONDS STANDARD DETAIL E2.9

NOTES

THIS PROJECT HAS BEEN CLASSIFIED A LARGE PROJECT FOR DRAINAGE REQUIREMENTS. REFER TO PRELIMINARY DRAINAGE REPORT FOR DETAILS.

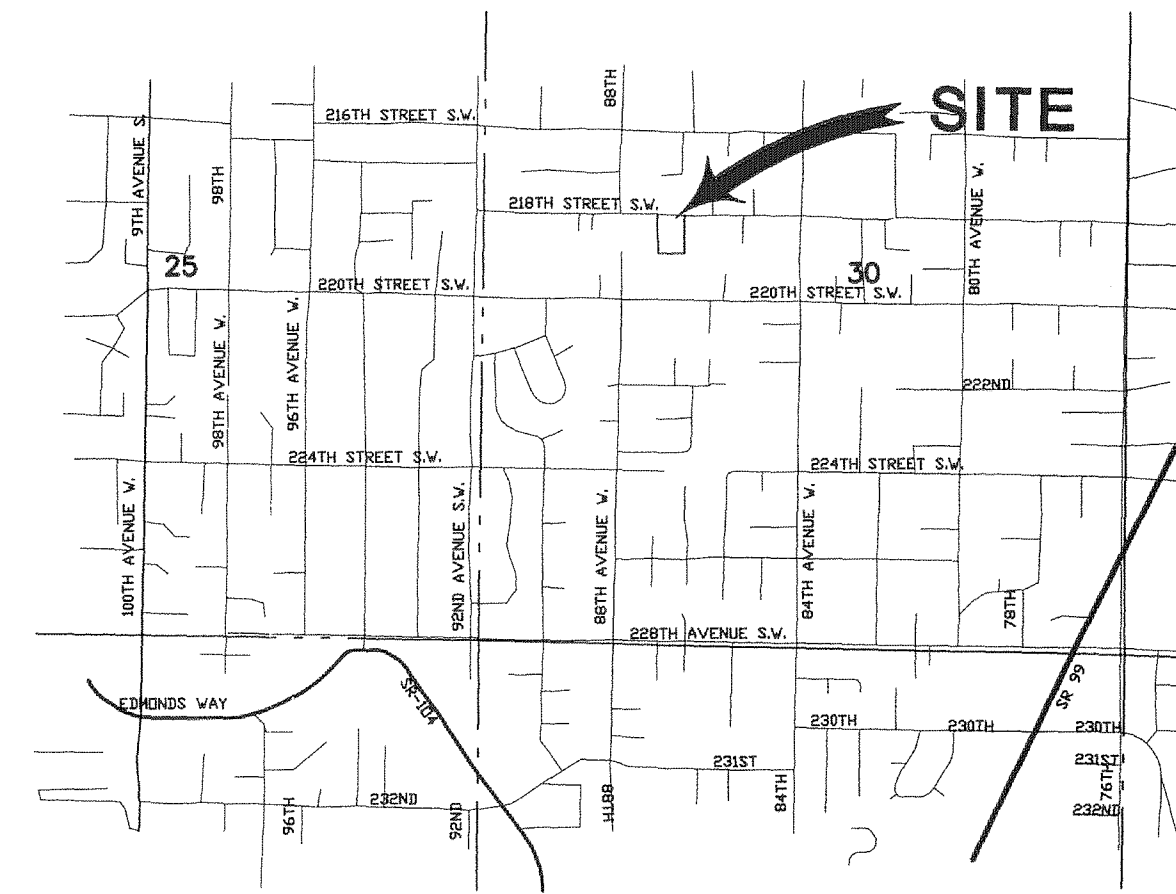
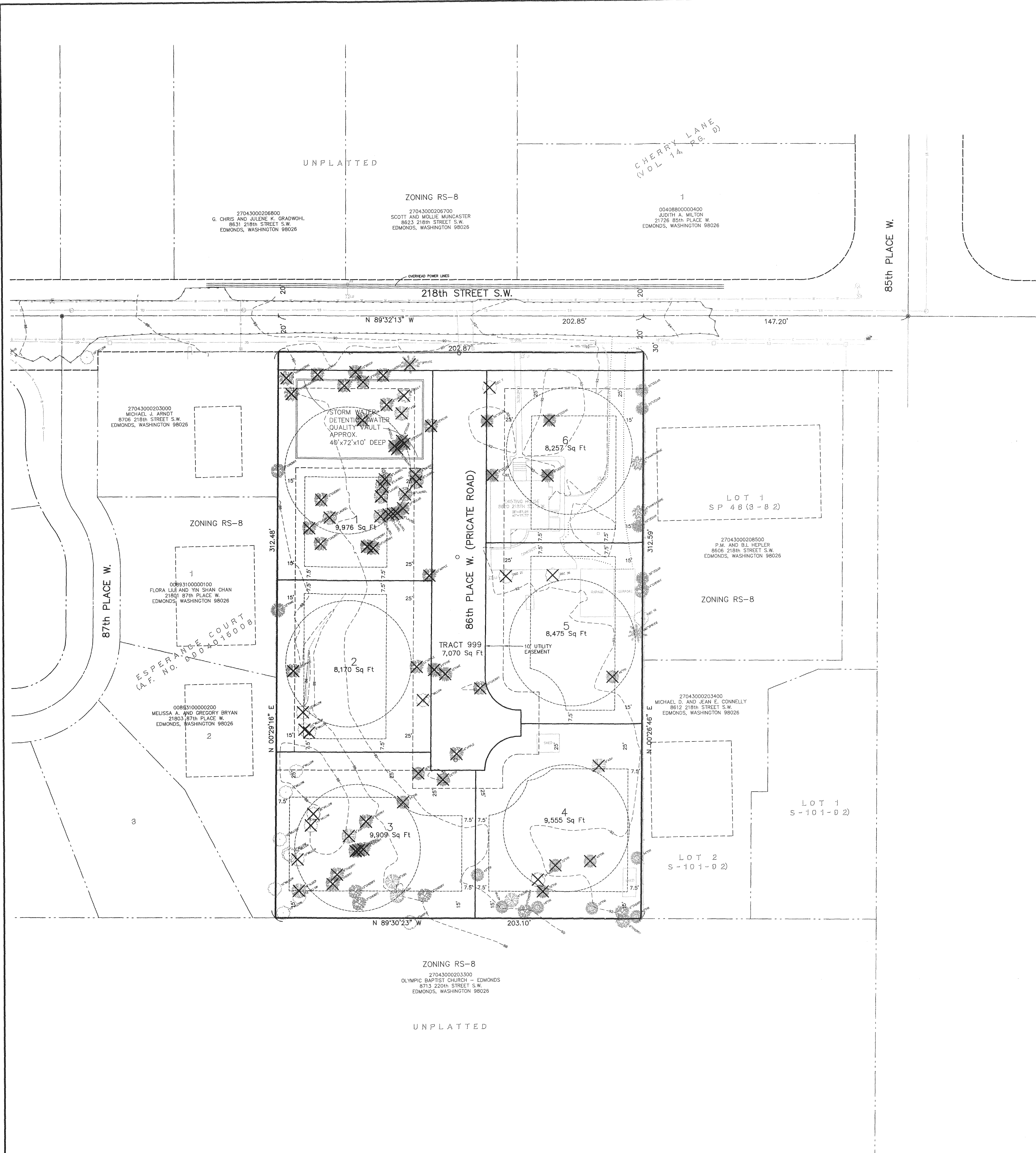
THIS CONCEPTUAL PLAN IS INTENDED TO DEMONSTRATE SUBDIVISION FEASIBILITY ONLY AND DOES NOT REPRESENT THE FINAL PROJECT ENGINEERING. REFER TO THE PRELIMINARY DRAINAGE REPORT FOR THE PRELIMINARY ANALYSIS. THE CURRENT DESIGN PROVIDES FOR THE INSTALLATION OF AN UNDERGROUND DETENTION VAULT SIZED IN ACCORDANCE WITH CITY AND STATE REGULATIONS. THE VAULT WILL THEN DISCHARGE TO THE WEST ALONG THE SOUTH SIDE OF 218th STREET S.W. TO A POINT WHERE IT CAN BE CONNECTED TO THE EXISTING STORM WATER SYSTEM. THE CONNECTION POINT IS APPROXIMATELY 235 FEET WEST OF THE PROPERTY AS SHOWN HEREON.

FINAL ENGINEERING MAY INCLUDE LOW IMPACT DEVELOPMENT TECHNIQUES TO REDUCE THE STORM WATER DETENTION VAULT SIZING.

AMENDED SOILS TO BE PLACED UPON ALL LOTS AT TIME OF BUILDING CONSTRUCTION IN ACCORDANCE WITH EDMONDS REGULATIONS.

POWER, TELEPHONE AND COMMUNICATIONS SYSTEM WILL BE INSTALLED UNDERGROUND AS REQUIRED BY CITY REGULATIONS. THESE SYSTEMS WILL GENERALLY BE LOCATED IN THE 10 FOOT UTILITY EASEMENT PROVIDED ALONG THE STREET AND PRIVATE D FRONTAGES.

RECEIVED
FEB 08 2013
DEVELOPMENT SERVICES
COUNTER



VICINITY MAP
SCALE: 1"=1500'

LEGAL DESCRIPTION

EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT ROADS; AND
EXCEPT THE EAST 130.9 FEET THEREOF.

BASIS OF BEARINGS

THE CENTERLINE OF 218th STREET S.W. AS MONUMENTED PER PLAT OF ESPERANCE COURT RECORDED UNDER AUDITOR'S FILE NUMBER 9904015008, SNOHOMISH COUNTY, WASHINGTON

BENCH MARK

TOP OF CONCRETE MONUMENT IN CASING AT THE INTERSECTION OF 86th PLACE W. AND 218th STREET S.W.

ELEVATION : 100.00
DATUM : ASSUMED

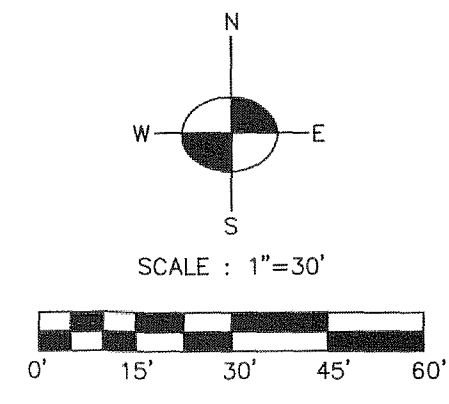
TREE LEGEND

- INDICATES EXISTING TREE TYPE AND SIZE NOTED ADJACENT
- INDICATES EXISTING TREE TO BE REMOVED DURING PLAT DEVELOPMENT

NOTES

TREES SHOWN TO BE REMOVED HEREON ARE LIMITED TO THOSE THAT ARE LOCATED IN ROADWAY AND UTILITY CORRIDORS, THE AREA IN THE VICINITY OF THE STORMWATER DETENTION VAULT AND IN THE CENTRAL PORTIONS OF THE BUILDING PADS. OTHER TREES MAY NEED TO BE REMOVED TO FACILITATE NEW HOME CONSTRUCTION. THE ADDITIONAL TREES TO BE REMOVED WILL BE EVALUATED AT THE TIME OF THE BUILDING PERMIT APPLICATION.

THE TREES LOCATED NEAR THE PROPOSED 2-4 FOOT HIGH ROCKERY ALONG THE WESTERLY SIDE OF LOT 2 AND THE WESTERLY AND SOUTHERLY SIDE OF LOT 3 WILL BE EVALUATED AT THE TIME OF FINAL ENGINEERING PLAN PREPARATION. THE ROCKERY IS NECESSARY TO PROVIDE USABLE YARD AREA FOR THE NEW HOMES AND TO CONTROL DRAINAGE AND DIRECT IT TO THE STORMWATER DETENTION VAULT.



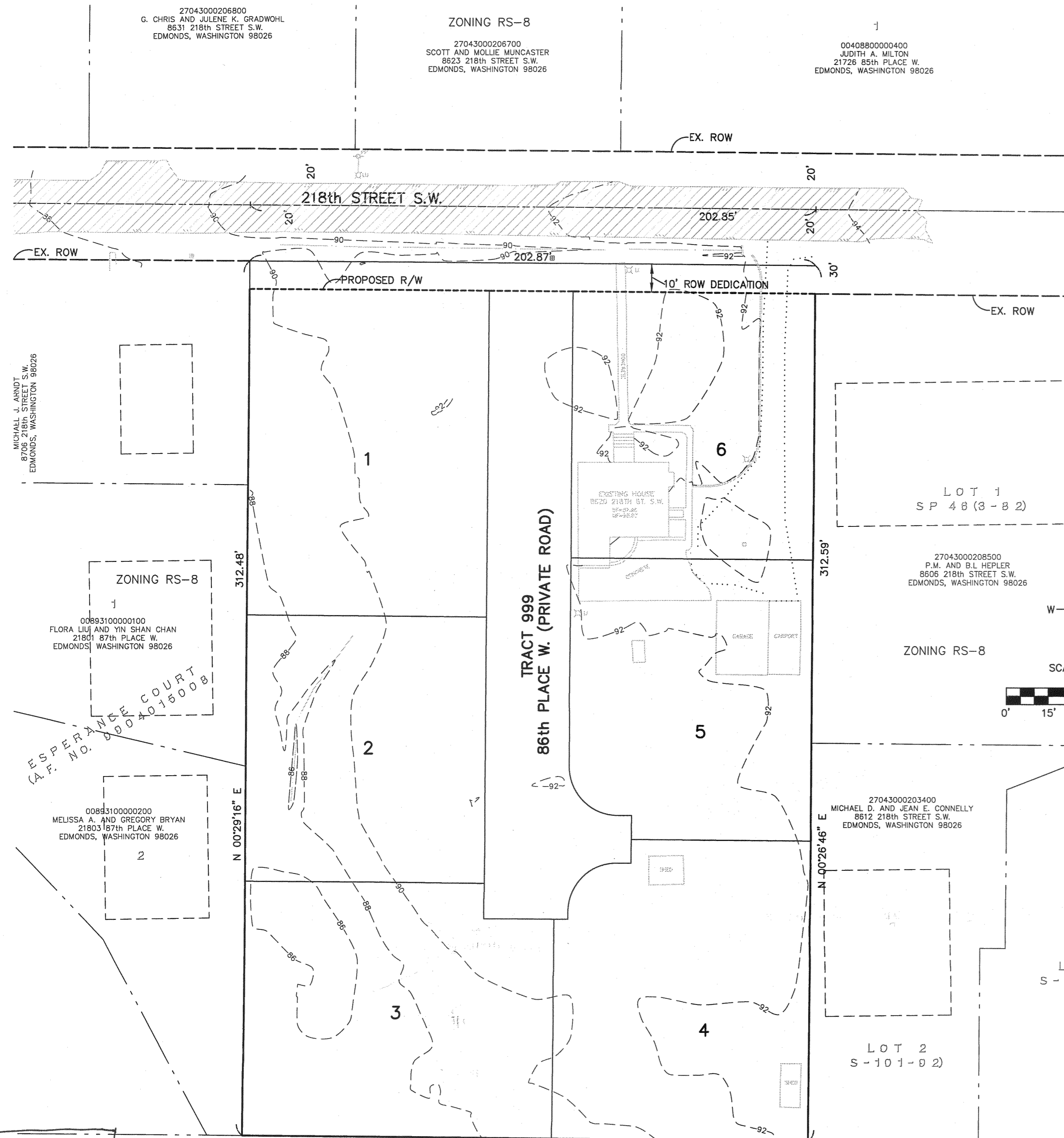
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JAN 09 2013
DEVELOPMENT SERVICES
COUNTER

PRELIMINARY CLEARING PLAN
FOR
ECHELBARGER'S SHAW LANE
IN SE1/4, NW1/4 OF SEC. 30, T.27N., R.4E., W.M.
CITY OF EDMONDS
SNOHOMISH COUNTY, WASHINGTON

1. REDUCED TREE REMOVAL PER CITY COMMENTS 1-7-13 JTT

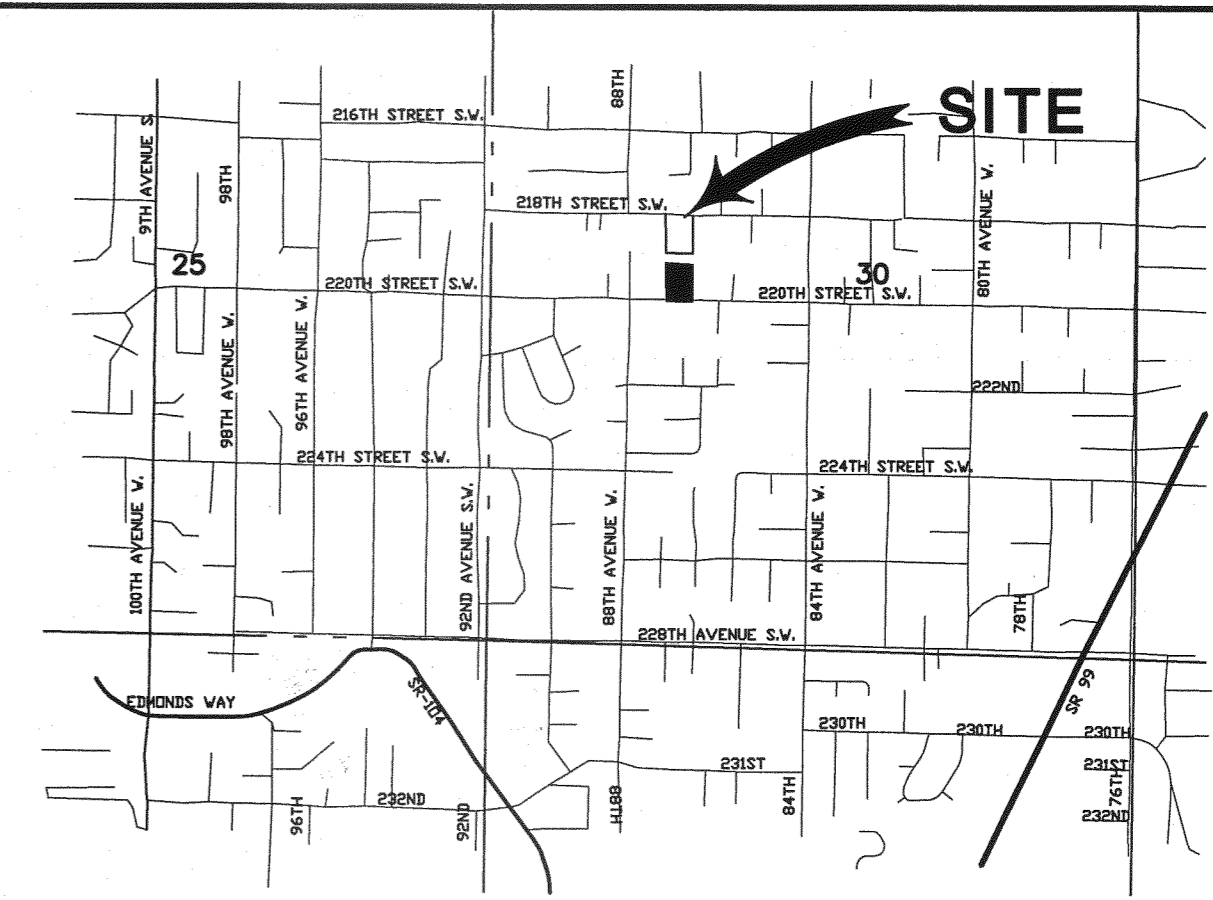
LSA Lovell-Sauerland & Associates, Inc.
Engineers/Surveyors/Planners/Development Consultants
e-mail: info@lsaengineering.com • web: lsaengineering.com
19217 36th Avenue W., Suite 106 • Lynnwood, WA 98036

DRAWN	CHECKED	DATE	P.B.	SCALE	FILE NO.
J.T.T.	J.T.T.	11-19-12	527, P.54	1"=30'	538 Attachment 21 PLN20120043



GENERAL NOTES

- ALL MATERIALS AND WORK SHOWN ON THESE PLANS SHALL CONFORM TO THE CITY OF EDMONDS STANDARD PLANS AND DETAILS, THE FOLLOWING SPECIFICATIONS AND CODES, AND ALL OTHER APPLICABLE LOCAL, MUNICIPAL, STATE, AND FEDERAL CODES, RULES AND REGULATIONS:
 - CURRENT INTERNATIONAL BUILDING CODE (IBC)
 - 2010 WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION
 - WASHINGTON STATE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR THE PUGET SOUND BASIN (CURRENT EDITION)
- STANDARD PLAN AND TYPE NUMBERS INDICATED ON THESE DRAWINGS REFER TO CITY OF EDMONDS STANDARD DETAILS, UNLESS NOTED OTHERWISE
- A COPY OF THESE APPROVED PLANS MUST BE ON THE JOBSITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- DEVIATIONS FROM THESE PLANS MUST BE APPROVED BY THE ENGINEER OF RECORD AND THE LOCAL GOVERNING AUTHORITY.
- CONTRACTOR SHALL RECORD ALL APPROVED DEVIATIONS FROM THESE PLANS ON A SET OF "AS-BUILT" DRAWINGS AND SHALL SUMMARIZE ALL AS-BUILT CONDITIONS ON ONE SET OF REPRODUCIBLE DRAWINGS FOR SUBMITTAL TO THE OWNER PRIOR TO PROJECT COMPLETION AND ACCEPTANCE. A SET OF AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE CITY OF EDMONDS PRIOR TO FINAL APPROVAL OF THE BUILDING OCCUPANCY/FINAL PROJECT APPROVAL.
- ELEVATIONS SHOWN ARE IN FEET. SEE SURVEY FOR BENCHMARK INFORMATION.
- THE LOCATIONS OF EXISTING UTILITIES AND SITE FEATURES SHOWN HEREON HAVE BEEN FURNISHED BY OTHERS BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND PROTECT ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. CONTRACTOR SHALL VERIFY LOCATION, DEPTH, SIZE, TYPE AND CONDITION OF EXISTING UTILITY LINES AT CONNECTION OR CROSSING POINTS BEFORE TRENCHING FOR NEW UTILITIES. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE EXISTING UTILITIES AND SITE FEATURES PRESENTED ON THESE DRAWINGS. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF CONFLICTS THAT ARISE.
- CONTRACTOR SHALL LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATION SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE PROJECT SITE BEFORE STARTING WORK AND SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
- PIPE LENGTHS WHERE SHOWN ARE APPROXIMATE AND MAY CHANGE DUE TO FIELD CONDITIONS.
- CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT (WHERE APPLICABLE) AND SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE CONTENTS THEREOF. ALL SITE WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE RECOMMENDATIONS OF THIS REPORT.
- STRUCTURAL FILL MATERIAL AND PLACEMENT SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT.
- MANHOLES, CATCH BASINS, UTILITIES AND PAVEMENT SHALL BEAR ON MEDIUM DENSE TO VERY DENSE NATIVE SOIL OR COMPACTED STRUCTURAL FILL. IF SOIL IS DISTURBED, SOFT, LOOSE, WET OR IF ORGANIC MATERIAL IS PRESENT AT SUBGRADE ELEVATION, REMOVE AND REPLACE WITH COMPACTED STRUCTURAL FILL PER GEOTECHNICAL REPORT.
- SEE SURVEY AND ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND LOCATIONS OF BUILDINGS, LANDSCAPED AREAS AND OTHER PROPOSED OR EXISTING SITE FEATURES.
- SEE ARCHITECTURAL DRAWINGS FOR PERIMETER FOUNDATION DRAINS. FOUNDATION DRAINS SHALL BE INDEPENDENT OF OTHER SITE DRAIN LINES AND SHALL BE TIGHTLINED TO THE STORM DRAIN SYSTEM WHERE INDICATED ON THE PLANS.
- ALL REQUIRED STORMWATER FACILITIES MUST BE CONSTRUCTED AND IN OPERATION PRIOR TO INSTALLATION OF ANY PAVEMENT UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- ALL ROOF DRAINS, PERIMETER FOUNDATION DRAINS, CATCH BASINS AND OTHER EXTERNAL DRAINS SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR INSTALLATION OF ALL SITE IMPROVEMENTS INDICATED ON THESE DRAWINGS.
- AS A MINIMUM REQUIREMENT, ALL DISTURBED AREAS ON AND OFF SITE SHALL BE RETURNED TO THE EQUIVALENT OF THEIR PRECONSTRUCTION CONDITION IN ACCORDANCE WITH APPROPRIATE REQUIREMENTS AND STANDARDS.
- ALL DISTURBED SOIL AREAS SHALL BE SEEDED OR STABILIZED BY OTHER ACCEPTABLE METHODS FOR THE PREVENTION OF ON-SITE EROSION AFTER THE COMPLETION OF CONSTRUCTION. SEE EROSION CONTROL PLANS FOR SPECIFIC GRADING AND EROSION CONTROL REQUIREMENTS.
- THE CONTRACTOR SHALL KEEP OFF-SITE STREETS CLEAN AT ALL TIMES BY WEEPING, WASHING OF THESE STREETS WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL.
- THIS PROJECT IS NOT A BALANCED EARTHWORK PROJECT. BOTH EXPORT AND IMPORT OF SOIL AND ROCK MATERIALS ARE REQUIRED.
- SLOPE OF FINISHED GRADE SHALL BE CONSTANT BETWEEN FINISHED CONTOURS OR SPOT ELEVATIONS SHOWN.
- FINISHED GRADE SHALL SLOPE AWAY FROM BUILDING WALLS AT MINIMUM 5% SLOPE FOR A MINIMUM DISTANCE OF 10 FEET.
- CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL INSTALL AND MAINTAIN SHORING AND BRACING AS NECESSARY TO PROTECT WORKERS, EXISTING BUILDINGS, STREETS, WALKWAYS, UTILITIES AND OTHER EXISTING AND PROPOSED IMPROVEMENTS AND EXCAVATIONS AGAINST LOSS OF GROUND OR CAVING EMBANKMENTS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR REMOVAL OF SHORING AND BRACING, AS REQUIRED.
- CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CITY AND FOLLOW CITY PROCEDURES FOR ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUTOFFS, STREET CLOSURES OR OTHER ACCESS RESTRICTIONS. CONTRACTOR SHALL NOT RELOCATE OR ELIMINATE ANY HYDRANTS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE FIRE MARSHAL.
- COORDINATE AND ARRANGE FOR ALL UTILITY CONNECTIONS, UTILITY RELOCATIONS AND/OR SERVICE INTERRUPTIONS WITH THE AFFECTED OWNERS AND APPROPRIATE UTILITY COMPANIES. CONNECTIONS TO EXISTING UTILITIES SHALL BE MADE ONLY WITH ADVANCE WRITTEN APPROVAL OF THE AUTHORITIES GOVERNING SAID UTILITIES.
- EXISTING UTILITY LINES IN SERVICE WHICH ARE DAMAGED DUE TO CONSTRUCTION WORK SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE AND INSPECTED AND ACCEPTED BY CITY OF EDMONDS AND OWNER'S REPRESENTATIVE PRIOR TO BACKFILLING.
- NEW UTILITY LOCATIONS ARE GENERALLY SHOWN BY DIMENSION, WHERE NO DIMENSIONS ARE INDICATED, LOCATIONS MAY BE SCALED FROM DRAWINGS. FIELD ADJUSTMENTS SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND CITY.
- WHERE NEW PIPE CLEARS AN EXISTING OR NEW UTILITY BY 6" OR LESS, PLACE POLYETHYLENE PLASTIC FOAM AS A CUSHION BETWEEN THE UTILITIES.
- SEE MECHANICAL DRAWINGS (WHERE APPLICABLE) FOR CONTINUATION OF SITE UTILITIES WITHIN THE BUILDING.
- SEE ELECTRICAL DRAWINGS (WHERE APPLICABLE) FOR EXTERIOR ELECTRICAL WORK.
- SEE LANDSCAPE DRAWINGS (WHERE APPLICABLE) FOR SITE IRRIGATION SYSTEM.
- TRENCH BACKFILL OF UTILITIES LOCATED WITHIN THE CITY ROW SHALL BE COMPACTED TO 95% COMPACTION TEST REPORTS SHALL BE PROVIDED TO THE CITY PRIOR TO PAVING.
- PIPE MATERIAL AND SIGNAGE SUBMITTALS SHALL BE PROVIDED TO CITY ENGINEERING DIVISION FOR APPROVAL PRIOR TO INSTALLATION.



VICINITY MAP
SCALE: 1"=1500'

UTILITY NOTES

- ALL UTILITIES SHALL BE UNDERGROUND.
- REQUIRED SEPARATION OF UTILITIES SHALL BE MET PER CITY OF EDMONDS AND INDUSTRY STANDARDS.

CONSTRUCTION NOTE

- ALL MATERIALS AND WORK SHOWN ON THESE PLANS SHALL CONFORM TO THE CITY OF EDMONDS STANDARD CONSTRUCTION SHALL CONFORM TO THE LATEST CITY STANDARDS AND SPECIFICATIONS.
- CITY OF EDMONDS DOES NOT ISSUE PERMITS FOR ROCKERIES. ROCKERIES CAN BE CONSTRUCTED, BUT MUST BE DONE SO IN COMPLIANCE WITH THE PROHIBITIONS STATED IN THE CODE.

NOTES:

- NO CRITICAL AREAS OR STEEP SLOPES ARE LOCATED ON OR ADJACENT TO THE SITE.
- ALL EXISTING STRUCTURES ON THE PROPERTY WILL BE REMOVED.
- LOTS 1 THROUGH 6 WILL EACH HAVE AN UNDIVIDED INTEREST IN TRACT 999 (PRIVATE ROAD) FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES. MAINTENANCE WILL BE BORNE BY THE OWNERS OF LOTS 1 THROUGH 6.
- THE PROPERTY IS NOT LOCATED IN DESIGNATED FLOOD PLAIN.
- THE LOCATION OF EXISTING STRUCTURES ON ADJACENT PROPERTIES ARE APPROXIMATE.
- CONDITIONS OF APPROVAL MUST BE MET AND CAN BE FOUND IN THE FINAL APPROVAL FOR THE SUBDIVISION LOCATED IN FILE NO. PLN20120043 IN THE CITY OF EDMONDS PLANNING DIVISION.
- SETBACKS SHOWN ARE FOR REFERENCE ONLY AND VEST NO RIGHT.
- APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL OF THE SINGLE FAMILY RESIDENCES AND ASSOCIATED SETBACKS. A SEPARATE BUILDING PERMIT IS REQUIRED FOR REVIEW AND APPROVAL OF THE SINGLE FAMILY RESIDENCES.
- A SEPARATE RIGHT-OF-WAY CONSTRUCTION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CITY RIGHT-OF-WAY. A ROW PERMIT APPLICATION WITH CONTRACTOR'S SIGNATURE SHALL BE PROVIDED TO THE CITY.

CONSTRUCTION SEQUENCE

- SCHEDULE A PRE-CONSTRUCTION MEETING WITH CITY ENGINEERING DIVISION AT 425-771-0220 EXT.1326. TWO DAYS (48 HR.) NOTICE IS REQUIRED.
- REVIEW TEMPORARY EROSION AND SEDIMENT CONTROL NOTES.
- CALL FOR UTILITY LOCATIONS.
- INSTALL TESC MEASURES AND MAINTAIN DUST CONTROL WHILE PREVENTING DISTURBANCE OF ANY AREAS OF VEGETATION OUTSIDE THE CONSTRUCTION ZONE.
- HAVE EROSION CONTROL MEASURES INSPECTED BY CITY OF EDMONDS CITY ENGINEERING INSPECTOR. ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES MUST BE IN PLACE AND INSPECTED PRIOR TO ANY CONSTRUCTION OR SITE CLEARING. EROSION AND SEDIMENTATION CONTROL PRACTICES AND/OR DEVICES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
- DEMOLISH EXISTING STRUCTURES.
- ROUGH GRADE SITE AS REQUIRED TO INSTALL DRAINAGE FEATURES.
- CLEAR, GRUB & ROUGH GRADE SITE. REVEGETATE DISTURBED AREAS NOT SUBJECT TO ADDITIONAL SURFACE DISTURBANCE IMMEDIATELY AFTER ROUGH GRADING. (OTHER EXPOSED AREAS SHALL BE STABILIZED PER EROSION CONTROL NOTES BELOW).
- INSTALL UTILITIES AND OTHER SITE IMPROVEMENTS, INCLUDING FRONTAGE IMPROVEMENTS.
- STABILIZED AND COMPOST AMEND ALL EXPOSED SOILS PRIOR TO REVEGETATION OF ENTIRE SITE.
- ESTABLISH LANDSCAPING AND PERMANENT VEGETATION. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL SITE STABILIZATION AND APPROVAL BE CITY INSPECTOR.

CIVIL SHEET INDEX

- C1 COVER SHEET
- C2 EXISTING CONDITIONS PLAN
- C3 STORMWATER POLLUTION AND PREVENTION PLAN (SWPPP)
- C4 SWPPP NOTES AND DETAILS
- C5 ROAD AND STORM DRAINAGE PLAN
- C6 ROAD, STORM DRAINAGE AND SANITARY SEWER PROFILES
- C7 DETENTION VAULT DETAILS
- C8 CONSTRUCTION NOTES AND DETAILS
- C9 WATER AND SANITARY SEWER PLAN
- C10 WATER AND SANITARY SEWER NOTES AND DETAILS
- C11 FRONTAGE IMPROVEMENTS & SIGNAGE PLAN
- C12 TRAFFIC CONTROL & HAUL ROUTE PLAN

STRUCTURAL PLAN - Reviewed by David Evans & Associates

- S1 STRUCTURAL NOTES & TYPICAL DETAILS
- S2 VAULT LID & FOUNDATION PLANS - WALL SECTIONS & DETAILS

APPROVED FOR CONSTRUCTION
CITY OF EDMONDS
DATE: February 24, 2014
BY: [Signature]
CITY ENGINEERING DIVISION

Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center (ID.MT.ND.OR.WA)

SPECIAL INSPECTIONS Per Special Inspection & Testing Agreement

- ROAD SUBGRADE PLACEMENT & COMPACTION
- DETENTION VAULT * CAST IN PLACE CONCRETE * SOILS + OPERATIONAL VERIFICATION
- EROSION & SEDIMENT CONTROL
- PLACEMENT OF STRUCTURAL FILL

ASSOCIATED REPORTS

- STORM DRAINAGE REPORT PREPARED BY Lovell-Sauerland & Associates DATED JANUARY 2014
- STORM WATER DETENTION VAULT PREPARED BY SITE STRUCTURES DATED 12-27-13

LOT IMPERVIOUS AREAS (SF)

LOT	HOUSE	DRIVEWAY
1	2,750	750
2	2,750	750
3	2,500	1,000
4	2,500	1,000
5	2,750	750
6	2,750	750
TOTAL	16,000	5,000

IMPERVIOUS AREAS

	ON-SITE
ROADWAY	0.143 Ac.
SIDEWALK	0.025 Ac.
LOTS	0.482 Ac.
TOTAL	0.650 Ac.
	OFF-SITE
WIDENING	0.011 Ac.
SIDEWALK	0.023 Ac.
TOTAL	0.034 Ac.

LEGAL DESCRIPTION

EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
EXCEPT ROADS; AND
EXCEPT THE EAST 130.9 FEET THEREOF.

BASIS OF BEARINGS

THE CENTERLINE OF 218th STREET S.W. AS MONUMENTED PER PLAT OF ESPERANCE COURT RECORDED UNDER AUDITOR'S FILE NUMBER 9904015008, SNOHOMISH COUNTY, WASHINGTON

BENCH MARK

TOP OF CONCRETE MONUMENT IN CASING AT THE INTERSECTION OF 86th PLACE W. AND 218th STREET S.W.
ELEVATION : 100.00
DATUM : ASSUMED

REVIEWED BY
[Signature]
Public Works
[Signature]
Planning
DATE: 2/19/14
DATE: 1/28/14

PROPERTY ADDRESS

8620 218th STREET S.W.

ZONING

RS-8 (NO CHANGE)

PARCEL NUMBER

27043000202800

PROPERTY AREA

63,440 SQ. FT. OR 1.456 ACRES

OWNER/APPLICANT

ECHELBARGER INVESTMENTS, LLC
4001 198th STREET S.W., SUITE #2
LYNNWOOD, WASHINGTON 98036
PHONE : 425-673-1100
FAX : 425-673-1109

ENGINEER/SURVEYOR

CONTACT: JEFFREY TREIBER
LOVELL-SAUERLAND & ASSOCIATES, INC.
19217-36TH AVENUE W. SUITE 106
LYNNWOOD, WA 98036
PH: 425-775-1591

TELEPHONE

VERIZON

ELECTRICITY

P.U.D. NO. 1 OF SNOHOMISH COUNTY

POLICE PROTECTION

CITY OF EDMONDS

PUBLIC SCHOOLS

EDMONDS SCHOOL DISTRICT NO. 15

SANITARY SEWER SERVICE

CITY OF EDMONDS

FIRE PROTECTION

CITY OF EDMONDS

WATER SERVICE

CITY OF EDMONDS

ROW PERMIT: EN62014 0098 SEWER PERMIT: EN620140099

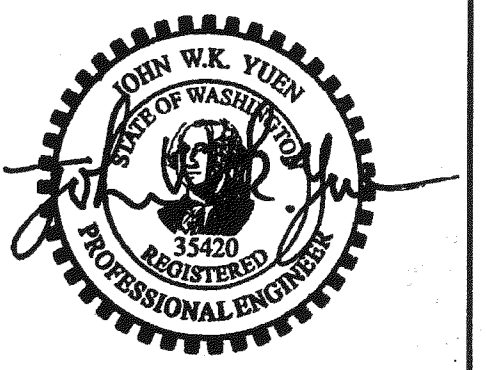
MAILBOX APPROVAL

APPROVED LOCATION PER TODD MERRIAM (EDMONDS POSTMASTER)
SEE SHEET C11 FOR LOCATION OF CBU W/ PARCEL LOCKER
SEE SHEET C8 FOR DETAILS

LSA
Lovell-Sauerland & Associates, Inc.
Engineers/Surveyors/Planners
Development Consultants

19217 36th Avenue W.
Suite 106
Lynnwood, WA 98036
phone: (425)775-1591

e-mail: info@lsaengineering.com
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02/12/14

RCA 11-12-13
JWY 01-06-14

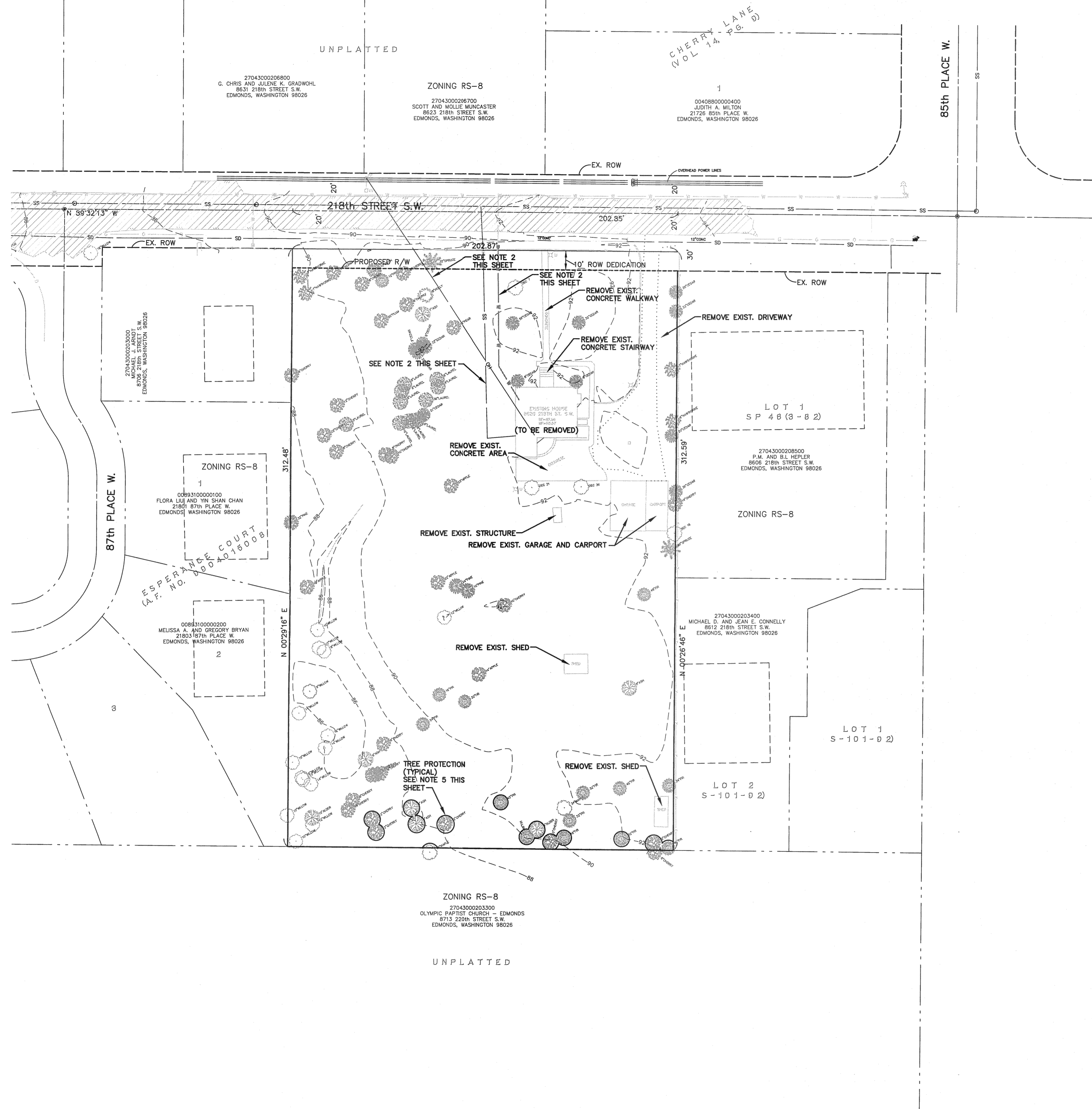
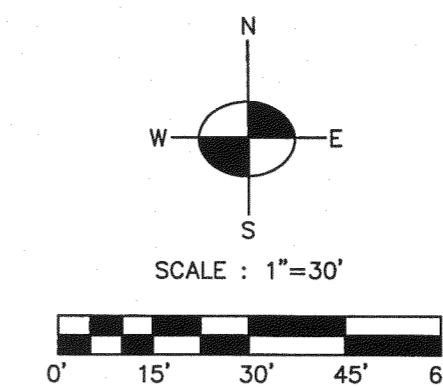
REVISIONS
1. Revised per 1st City Review Comments
2. Revised per 2nd City Review Comments

COVER SHEET FOR

ECHELBARGER'S SHAW LANE
IN SE 1/4, NE 1/4 OF SECTION 30, T.27N., R.4E., W.M.
CITY OF EDMONDS
SNOHOMISH COUNTY, WASHINGTON

SCALE AS SHOWN

DRAWN	CHECKED	SHEET
RCA	JWY	C1
DATE	F.B.	
5-24-13		
PPN	PLN20120043	
LSA FILE NO.	5383	OF 12



DEMOLITION NOTE
 1. SEPARATE DEMOLITION PERMITS ARE REQUIRED FOR THE DEMOLITION OF STRUCTURES.

EARTHWORK QUANTITIES
 CUT= 3,520 CY
 FILL= 4,700 CY
 IMPORT = 1,800 CY

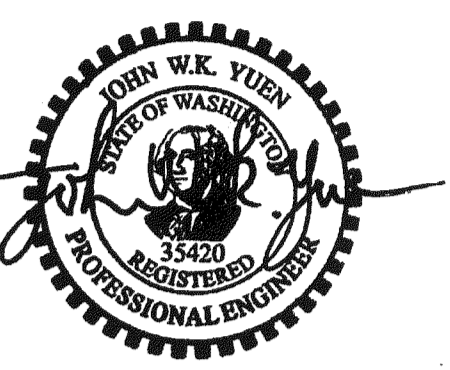
UTILITY CONFLICT NOTE
 THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE ONLY. THE OWNER SHOULD CONTACT THE PURVEYORS OF ALL UTILITIES IN THE AREA TO DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES ON AND ADJACENT TO THE PROPERTY. CONTRACTOR TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION. IF ANY CONFLICTS ARE IDENTIFIED CONTACT ENGINEER IMMEDIATELY.

NOTE
 1. WHERE TREES ARE TO BE MAINTAINED, BARRIER FENCING SHALL BE PLACED AT THE DRIP LINE OF THE TREE IN ORDER TO PROTECT THE ROOT SYSTEM.
 2. ALL UTILITIES TO BE ABANDONED/REMOVED, INCLUDING THE OVERHEAD POWER FEEDS. EXISTING WATER SERVICES LINES WILL NEED TO BE CUT AND CAPPED AT THE MAIN. SANITARY SIDE SEWERS WILL NEED TO BE CAPPED AT THE PROPERTY LINE.
 3. ORANGE BARRIER FENCE AND/OR ORANGE SILT FENCE SHALL BE ADDED ALONG THE EDGES OF THE PROJECT TO CLEARLY DELINEATE CLEARING LIMITS DURING CONSTRUCTION.
 4. CITY OF EDMONDS DOES NOT ISSUE PERMITS FOR ROCKERIES. ROCKERIES CAN BE CONSTRUCTED BUT MUST BE DONE SO IN COMPLIANCE WITH THE PROHIBITIONS STATED IN THE CODE.

LSA
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 phone: (425)775-1591

e-mail: info@lsaengineering.com
 web: lsaengineering.com



02/12/14
 RCA 11-12-13
 JWY 01-05-14

REVISIONS
 1. Revised per 1st City Review Comments
 2. Revised per 2nd City Review Comments

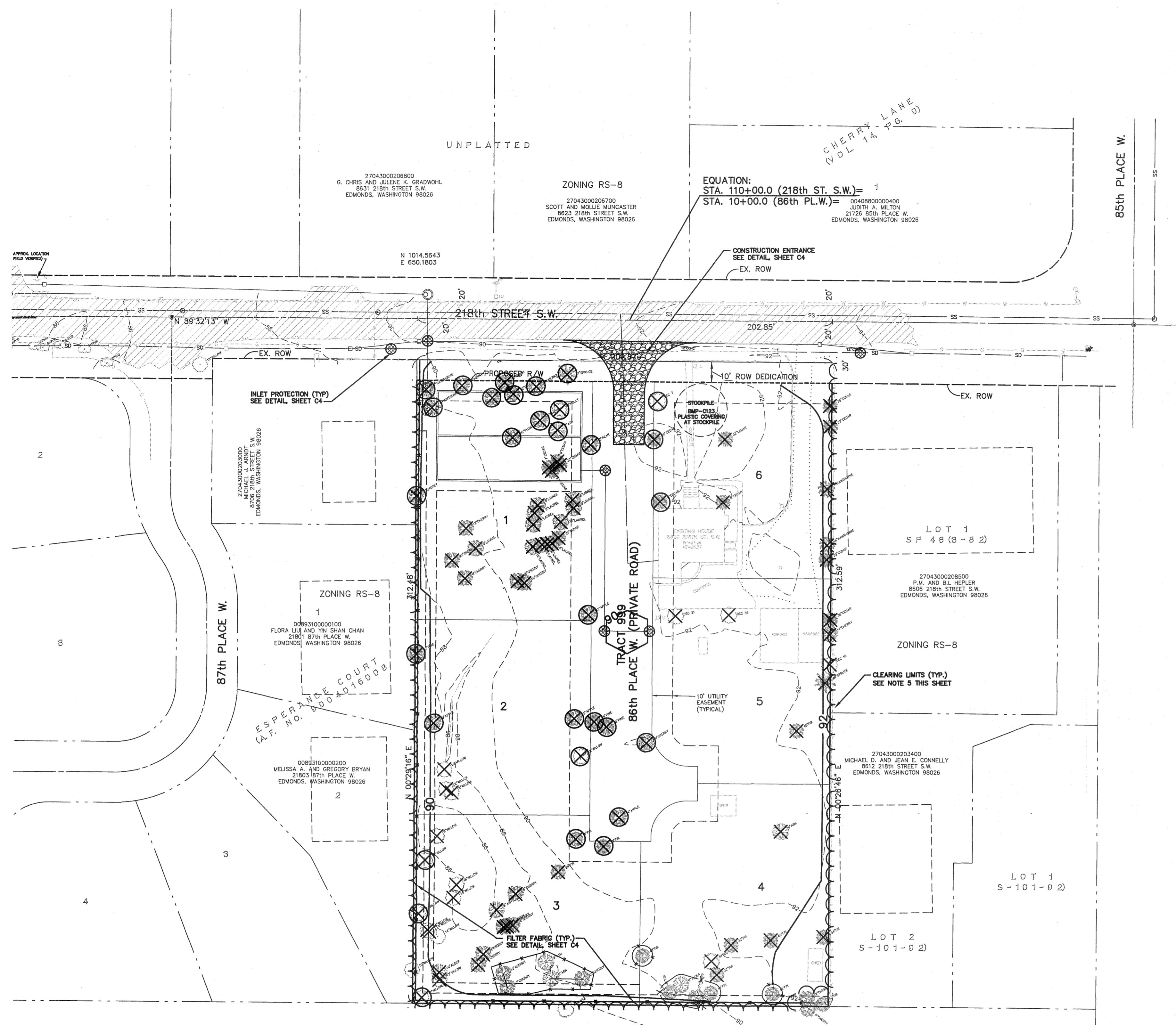
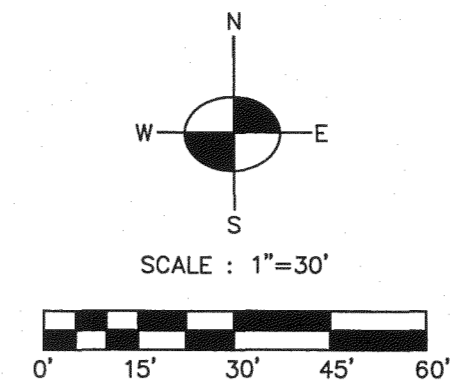
EXISTING CONDITIONS PLAN
 FOR
ECHELBARGER'S SHAW LANE
 IN SE 1/4, NE 1/4 OF SECTION 30, T.27N., R.4E., W.M.
 CITY OF EDMONDS
 SNOHOMISH COUNTY, WASHINGTON

RECEIVED
 FEB 20 2014
 DEVELOPMENT SERVICES
 COUNTER

Call 2 Working Days Before You Dig
1-800-424-5555
 Utilities Underground Location Center
 (DMT,ND,OR,WA)

APPROVED FOR CONSTRUCTION
 CITY OF EDMONDS
 DATE: February 24, 2014
 BY: [Signature]
 CITY ENGINEERING DIVISION

SCALE		1"=30'
DRAWN	RCA	CHECKED
DATE	5-24-13	F.B.
PPN	PLN20120043	
LSA FILE NO.	5383	SHEET
		C2
		12



EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S)

1. GRADING AND CONSTRUCTION SHALL BE TIMED AND CONDUCTED IN STAGES TO MINIMIZE SOIL EXPOSURE.
2. THE CONTRACTOR SHALL MINIMIZE OR PREVENT THE TRANSPORT OF SEDIMENT ONTO PAVED SURFACE DURING CONSTRUCTION. IF SEDIMENT IS TRANSPORTED ONTO A PAVED SURFACE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN IT AT THE END OF EACH DAY.
3. SUFFICIENT TESC BMP MATERIALS AND SUPPLIES TO PROTECT THE ENTIRE SITE SHALL BE STOCKPILED ON-SITE PRIOR TO ANY SITE ACTIVITY.
4. THE CONTRACTOR SHALL MAINTAIN AND REPAIR AS NECESSARY ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S TO ASSURE THEIR CONTINUED PERFORMANCE.
5. MAINTENANCE AND REPAIR OF TESC FACILITIES AND STRUCTURES SHALL BE CONDUCTED IMMEDIATELY UPON RECOGNITION OF A PROBLEM OR WHEN THE TESC MEASURES BECOME DAMAGED.
6. SEDIMENT DEPOSITS SHALL BE REMOVED FROM ALL TEMPORARY DRAINAGE FACILITIES AND STRUCTURES UPON REACHING A DEPTH OF 6 INCHES.
7. SOIL STOCKPILES SHALL BE STABILIZED WITHIN 24 HOURS, WHEN ACTIVELY WORKING WITH THE SOIL STOCKPILE, STABILIZATION SHALL OCCUR AT THE END OF EACH WORK DAY.
8. SILTATION BARRIERS AND ALL OTHER TESC MEASURES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL EVENT GREATER THAN 0.1" RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL EVENTS.
9. INLETS OF THE PERMANENT DRAINAGE SYSTEM SHALL BE PROTECTED FROM SEDIMENT INFILX BY USE OF FILTER FABRIC, MICROPORE BAGS, OR SIMILAR FILTERING MATERIALS AND METHODS.
10. DURING A STORM EVENT, NO CONSTRUCTION ACTIVITY SHALL OCCUR ON SITE EXCEPT FOR WORK ON EROSION CONTROL FACILITIES.

THE CONSTRUCTION SWPPP 12 ELEMENTS

- THE 12 ELEMENTS THAT ARE PART OF A CONSTRUCTION SWPPP ARE AS FOLLOWS:
1. MARK CLEARING LIMITS: PRIOR TO CLEARING OR DISTURBING THE LIMITS MUST BE MARKED. THIS ELEMENT IS PART OF MOST NORMAL CONSTRUCTION PLANS AS ONE OF THE FIRST STEPS.
 2. ESTABLISH CONSTRUCTION ACCESS: ALL EROSION CONTROL PLANS SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE (OR OTHER METHOD OF PREVENTING SEDIMENT TRANSPORT ONTO THE ROADS). IF A STANDARD GRAVEL CONSTRUCTION ENTRANCE IS PROPOSED, USE GEO-TEXTILE FABRIC UNDER THE ROCK. NOTE: A WHEEL WASH IS REQUIRED FOR PLANS THAT PROPOSE WINTER GRADING.
 3. DETAIN FLOWS: BASED ON A DOWNSTREAM ANALYSIS IT MAY BE NECESSARY TO DETAIN RUNOFF FROM A SITE UNDER CONSTRUCTION. IT MAY BE NECESSARY TO CONSTRUCT AND USE A DETENTION POND TO CONTROL FLOWS DURING CONSTRUCTION.
 4. INSTALL SEDIMENT CONTROLS: IF THERE IS RUNOFF FROM THE CONSTRUCTION SITE, SEDIMENT SHALL BE REMOVED FROM THE WATER. NOTE THAT THE WATER QUALITY STANDARDS MUST BE MET.
 5. STABILIZE SOILS: ALL EXPOSED AND NON-WORKED SOIL SHALL BE STABILIZED BY USE OF BMP'S. NOTE THERE ARE TIME PERIODS OF ALLOWED EXPOSURE THAT DEPEND ON THE SEASON, GROUND COVER BOTH TEMPORARY AND PERMANENT NEED TO BE PART OF THE CONSTRUCTION PLANS.
 6. PROTECT SLOPES: CUT AND FILL SLOPES NEED TO BE PROTECTED FROM EROSION FLOWS AND CONCENTRATED FLOWS UNTIL PERMANENT COVER AND DRAINAGE CONVEYANCE SYSTEMS ARE IN PLACE.
 7. PROTECT DRAIN INLETS: ALL STORM DRAIN INLETS REQUIRE PROTECTION FROM SEDIMENT AND SILT LADEN WATER.
 8. STABILIZE CHANNELS AND OUTLETS: TEMPORARY AND PERMANENT CONVEYANCE SYSTEMS SHALL BE STABILIZED TO PREVENT EROSION DURING AND AFTER CONSTRUCTION. CULVERT OUTLETS REQUIRE PROTECTION.
 9. CONTROL POLLUTANTS: THE PLAN SHALL SHOW HOW ALL POLLUTANTS, INCLUDING WAS/E MATERIALS AND DEMOLITION DEBRIS, WILL BE HANDLED. THIS INCLUDES MAINTENANCE OF CONSTRUCTION EQUIPMENT, FERTILIZERS, APPLICATION OF CHEMICALS, AND WATER TREATMENT SYSTEMS.
 10. CONTROL DE-WATERING: THE WATER FROM DE-WATERING SYSTEMS FOR TRENCHES, VAULTS AND FOUNDATIONS SHALL BE DISCHARGED INTO A CONTROLLED SYSTEM.
 11. MAINTAIN BMP'S: THE PLAN SHALL PROVIDE FOR INSPECTION AND MAINTENANCE OF THE PLANNED AND INSTALLED CONSTRUCTION BMP'S AS WELL AS THEIR REMOVAL AT THE END OF THE PROJECT.
 12. MANAGE THE PROJECT: THE PLAN SHALL OUTLINE HOW THE SITE SHALL BE MANAGED FOR EROSION CONTROL AND IDENTIFY THE MANAGEMENT TEAM, INCLUDING A CERTIFIED EROSION CONTROL SPECIALIST. IT NEEDS TO COVER PHASING, TRAINING, PRE-CONSTRUCTION CONFERENCE, COORDINATION WITH UTILITIES AND CONTRACTORS, MONITORING AND REPORTING. IT SHALL PROVIDE FOR NOTICE OF PROBLEMS, REVISIONS DURING CONSTRUCTION AND CONTINGENCY PLANNING. ONE OF THE MOST IMPORTANT ELEMENTS IN THE MANAGEMENT OF THE PROJECT IS PLANNING FOR CONTINGENCIES BASED ON THE RISK OF EXPOSURE DURING PHASES OF THE DEVELOPMENT. IT IS ESSENTIAL THAT PLANNING IS ONGOING THROUGHOUT THE LIFE OF THE PROJECT. THE PROJECT CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) NAME AND TELEPHONE NUMBER ARE ROBERT EDWARDS, (206) 226-5777.

NOTES

1. TREES SHOWN TO BE REMOVED HEREON ARE LIMITED TO THOSE THAT ARE LOCATED IN ROADWAY AND UTILITY CORRIDORS, THE AREA IN THE VICINITY OF THE STORMWATER DETENTION VAULT AND IN THE CENTRAL PORTIONS OF THE BUILDING PADS. OTHER TREES MAY NEED TO BE REMOVED TO FACILITATE NEW HOME CONSTRUCTION. THE ADDITIONAL TREES TO BE REMOVED WILL BE EVALUATED AT THE TIME OF THE BUILDING PERMIT APPLICATION.
2. THE TREES LOCATED NEAR THE PROPOSED ROCKERY (3 FEET HEIGHT LIMIT) ALONG THE WESTERLY SIDE OF LOT 2 AND THE WESTERLY AND SOUTHERLY SIDE OF LOT 3 WILL BE EVALUATED AT THE TIME OF FINAL ENGINEERING PLAN PREPARATION. THE ROCKERY IS NECESSARY TO PROVIDE USABLE YARD AREA FOR THE NEW HOMES AND TO CONTROL DRAINAGE AND DIRECT IT TO THE STORMWATER DETENTION VAULT.
3. ALL RETAINED TREES ON THE SITE SHALL BE PROTECTED IN ACCORDANCE WITH EDCD 18.45.050
4. SEPARATE DEMOLITION PERMITS ARE REQUIRED FOR THE DEMOLITION OF STRUCTURES.
5. ORANGE BARRIER FENCE AND/OR ORANGE SILT FENCE SHALL BE ADDED ALONG THE EDGES OF THE PROJECT TO CLEARLY DELINEATE CLEARING LIMITS DURING CONSTRUCTION.

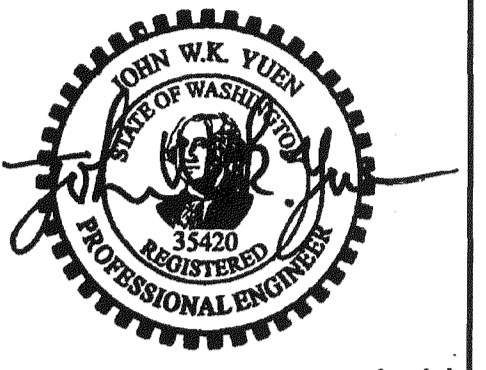
TREE LEGEND

- INDICATES EXISTING TREE TO REMAIN
- INDICATES EXISTING TREE TO BE REMOVED DURING PLAT DEVELOPMENT
- INDICATES EXISTING TREE TO BE REMOVED DURING ROADWAY AND UTILITY DEVELOPMENT

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 Development Consultants

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 Suite 106
 Lynnwood, WA 98036
 phone: (425)775-1591

e-mail: info@lsaengineering.com
 web: lsaengineering.com



02/12/14
 RCA 11-12-13
 JWY 01-06-14

REVISIONS
 1. Revised per 1st City Review Comments
 2. Revised per 2nd City Review Comments

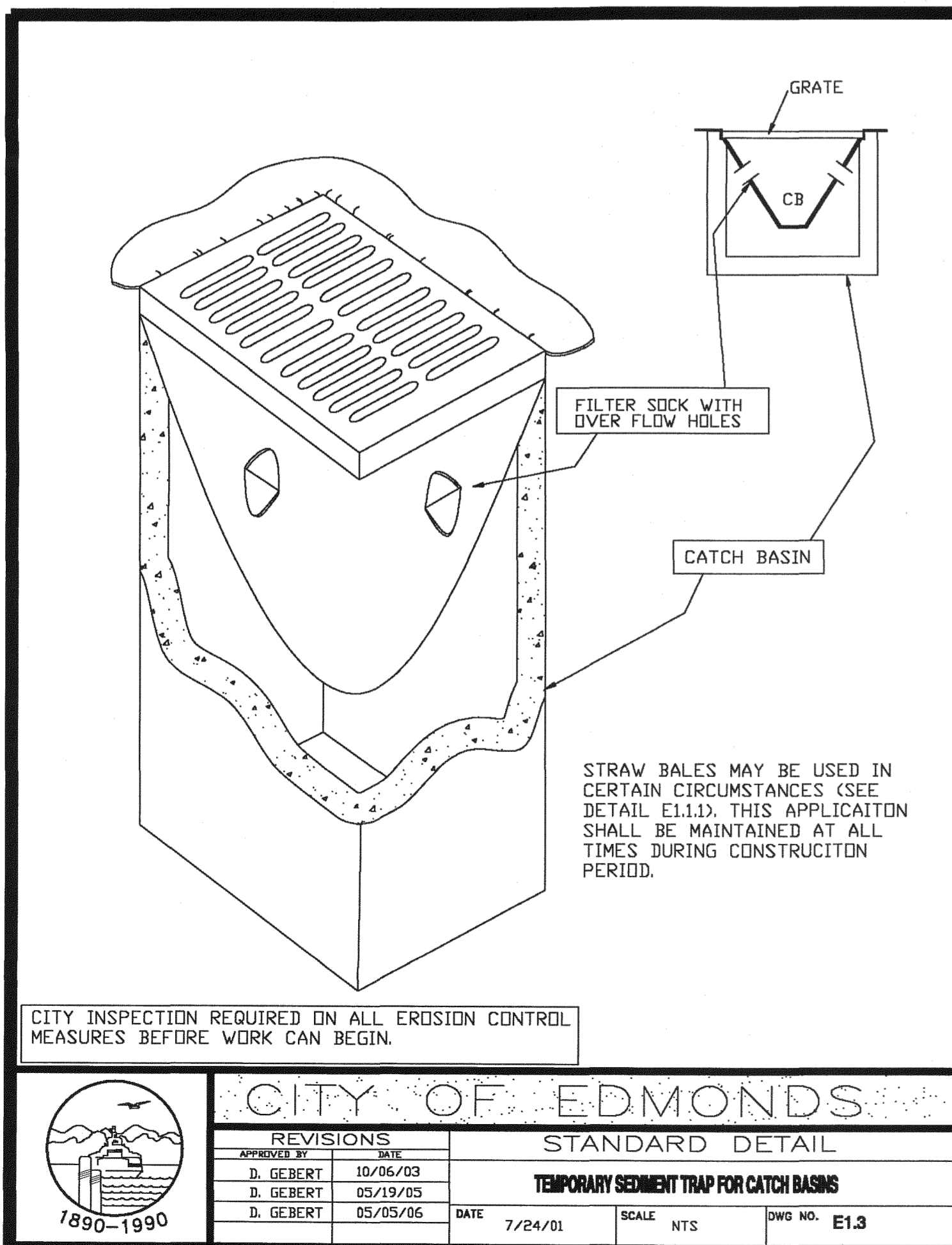
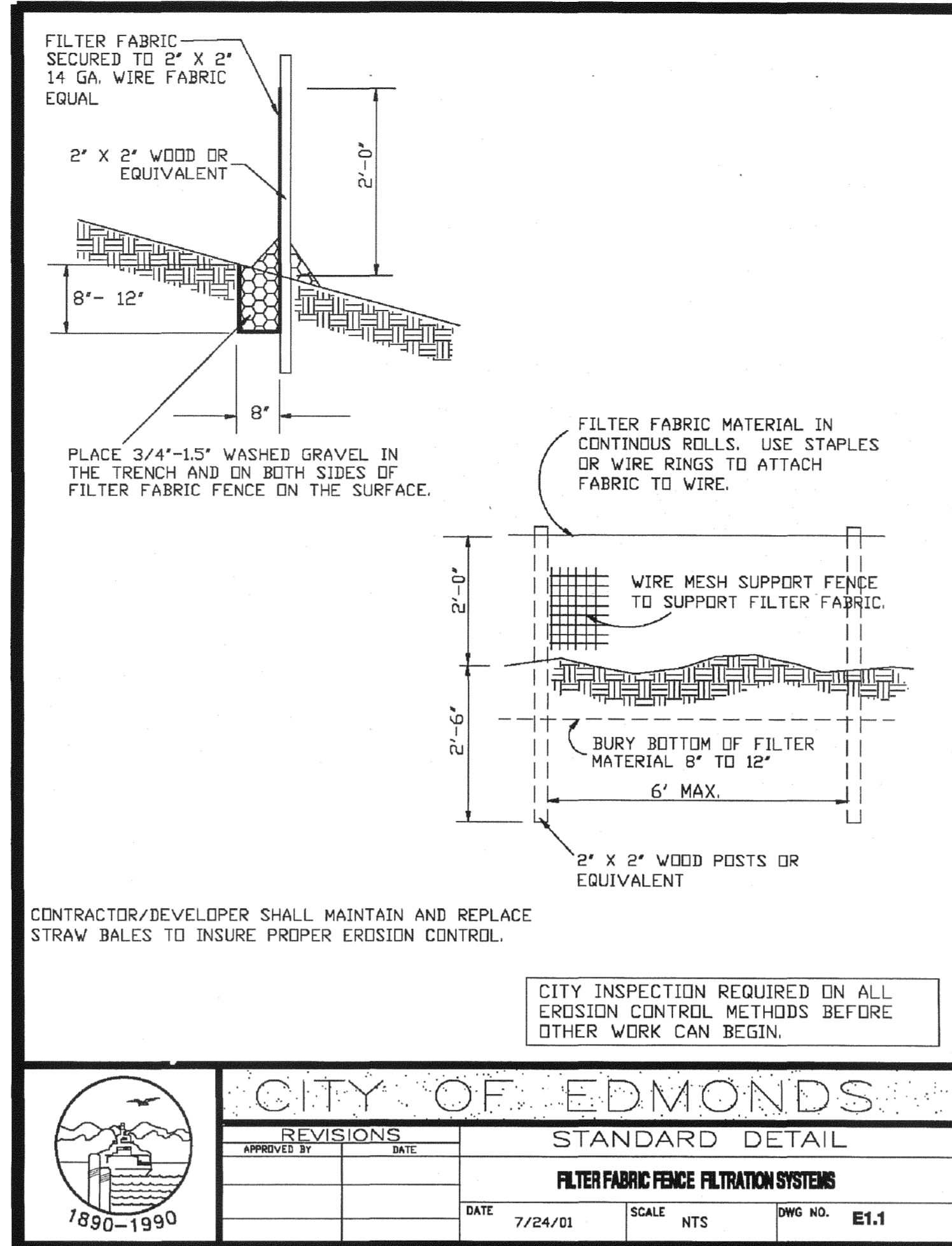
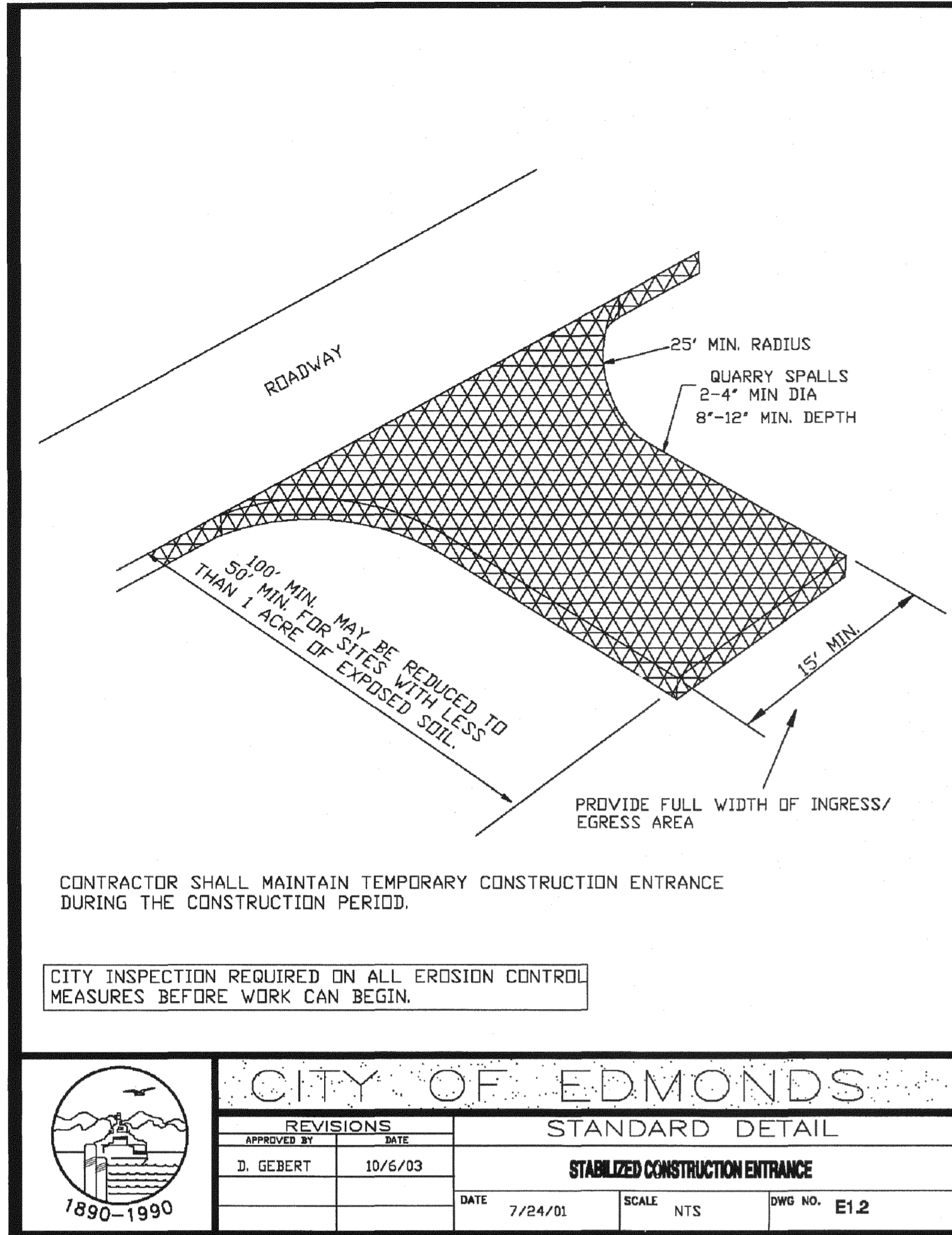
STORMWATER POLLUTION AND PREVENTION PLAN (SWPPP)
 FOR
ECHELBARGER'S SHAW LANE
 IN SE 1/4, NE 1/4 OF SECTION 30, T.27N., R.4E., W.M.
 CITY OF EDMONDS
 SNOHOMISH COUNTY, WASHINGTON

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APPROVED FOR CONSTRUCTION
 CITY OF EDMONDS
 DATE: February 24, 2014
 BY: *Ryan Dault*
 CITY ENGINEERING DIVISION

APPROVED FOR CONSTRUCTION
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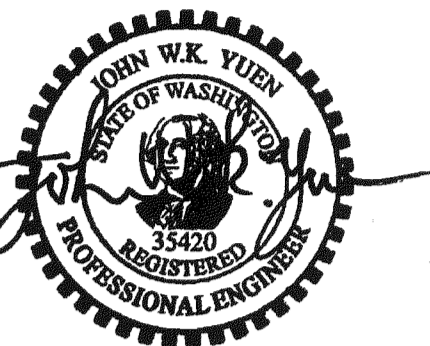
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DRAWN	CHECKED	SHEET
RCA	JWY	C3
DATE	F.B.	
5-24-13		
PPN	PLN20120043	
ISA FILE NO.	5383	OF 12



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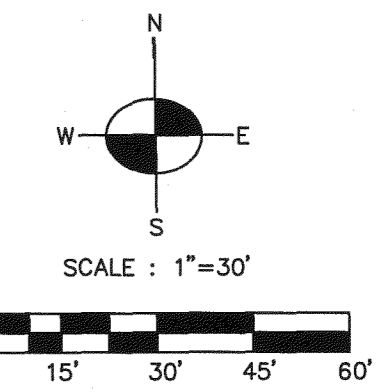
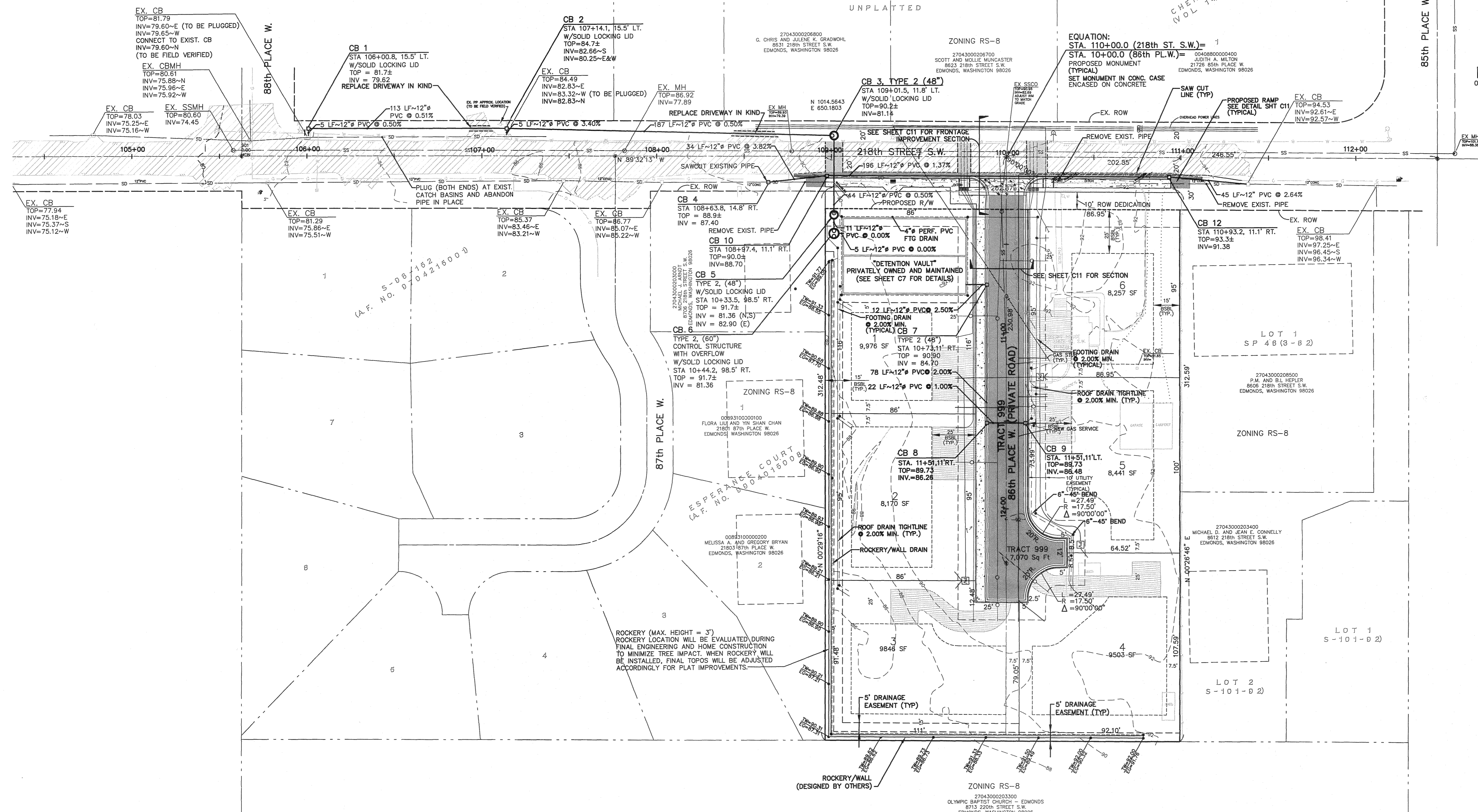
SWPPP NOTES AND DETAILS
 FOR
ECHELBARGER'S SHAW LANE
 IN SE 1/4, NE 1/4 OF SECTION 30, T.27N., R.4E., W.M.
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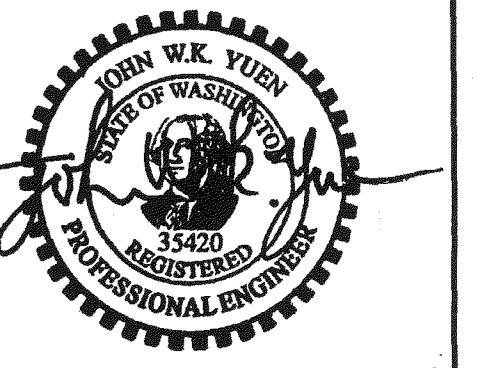
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DRAWN	RCA	CHECKED
DATE	5-24-13	F.B.
PPN	PLN20120043	C4
LSA FILE NO.	5383	OF 12

SECTION 30, T.27N., R.4E., W.M.

UNPLATTED



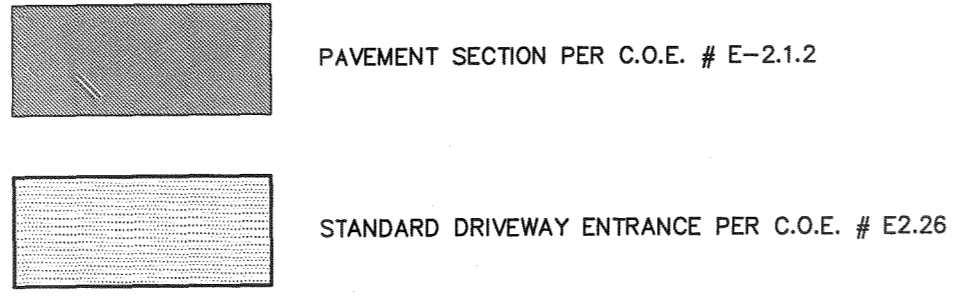
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 web: lsaengineering.com



REVISIONS
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 2. Revised per 2nd City Review Comments
 3. Revised per 3rd City Review Comments

DRAINAGE CONSTRUCTION NOTES:

- FOOTING DRAINS SHALL NOT CONNECT TO DETENTION SYSTEM. FOOTING DRAINS FOR INDIVIDUAL LOTS AND DETENTION VAULT SHALL CONNECT TO CB #5.
- PIPE MATERIAL: UNLESS CALLED OUT OTHERWISE ON THIS PLAN, ALL STORM DRAIN PIPE MATERIAL SHALL BE PER C.O.E. APPROVED MATERIALS LISTS MM-1, MM-2 & MM-3.



LOT IMPERVIOUS AREAS (SF)

LOT	HOUSE	DRIVEWAY
1	2,750	750
2	2,750	750
3	2,500	1,000
4	2,500	1,000
5	2,750	750
6	2,750	750
TOTAL	16,000	5,000

IMPERVIOUS AREAS

ON-SITE	
ROADWAY	0.143 Ac.
SIDEWALK	0.025 Ac.
LOTS	0.482 Ac.
TOTAL	0.650 Ac.
OFF-SITE	
WIDENING	0.011 Ac.
SIDEWALK	0.023 Ac.
TOTAL	0.034 Ac.

ROOF DRAIN TIGHTLINE TABLE

LOT NO.	IE @ C.O.	IE @ STUB
1	86.7	86.9
2	87.0	87.2
3	88.0	89.2
4	89.6	89.8
5	87.9	88.1
6	89.9	90.3

NOTES:

- THIS PROJECT HAS BEEN CLASSIFIED AS LARGE SITE PROJECT FOR DRAINAGE REQUIREMENTS. REFER TO DRAINAGE REPORT FOR DETAILS.
- FINAL ENGINEERING MAY INCLUDE LOW IMPACT DEVELOPMENT TECHNIQUES TO REDUCE THE STORM WATER DETENTION VAULT SIZING.
- AMENDED SOILS TO BE PLACED UPON ALL LOTS AT TIME OF BUILDING CONSTRUCTION IN ACCORDANCE WITH EDMONDS REGULATIONS.
- POWER, TELEPHONE AND COMMUNICATIONS SYSTEM WILL BE INSTALLED UNDERGROUND AS REQUIRED BY CITY REGULATIONS. THESE SYSTEMS WILL GENERALLY BE LOCATED IN THE 10 FOOT UTILITY EASEMENT PROVIDED ALONG THE STREET AND PRIVATE FRONTAGES.
- FOOTING DRAINAGE FROM VAULT WILL BE CONNECTED TO CB #5.
- EXISTING SD BETWEEN PROPOSED CB#10 AND CB#12 SHALL BE REMOVED.

UTILITY CONFLICT NOTE

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE ONLY. THE OWNER SHOULD CONTACT THE PURVEYORS OF ALL UTILITIES IN THE AREA TO DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES ON AND ADJACENT TO THE PROPERTY. CONTRACTOR TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION. IF ANY CONFLICTS ARE IDENTIFIED CONTACT ENGINEER IMMEDIATELY.

"The City of Edmonds does not review, approve, issue permits for, or inspect rockeries. Approval of these plans or inspection and approval of the work included in these plans does not constitute City approval of rockeries. Construction of rockeries is prohibited within the City of Edmonds under certain circumstances and in certain situations per ECDC 18.40.020."

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APPROVED FOR CONSTRUCTION
 CITY OF EDMONDS

DATE: February 24, 2014
 BY: [Signature]
 CITY ENGINEERING DIVISION

SCALE	1" = 30'	
DRAWN	RCA	CHECKED JYJ
DATE	5-24-13	F.B.
PPN	PLN20120043	
LSA FILE NO.	5383	SHEET C5

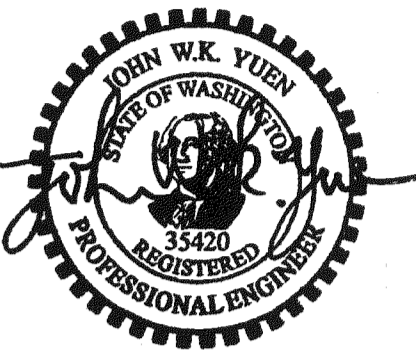
ROAD AND STORM DRAINAGE PLAN FOR
ECHELBARGER'S SHAW LANE
 IN SE 1/4, NE 1/4 OF SECTION 30, T.27N., R.4E., W.M.
 CITY OF EDMONDS
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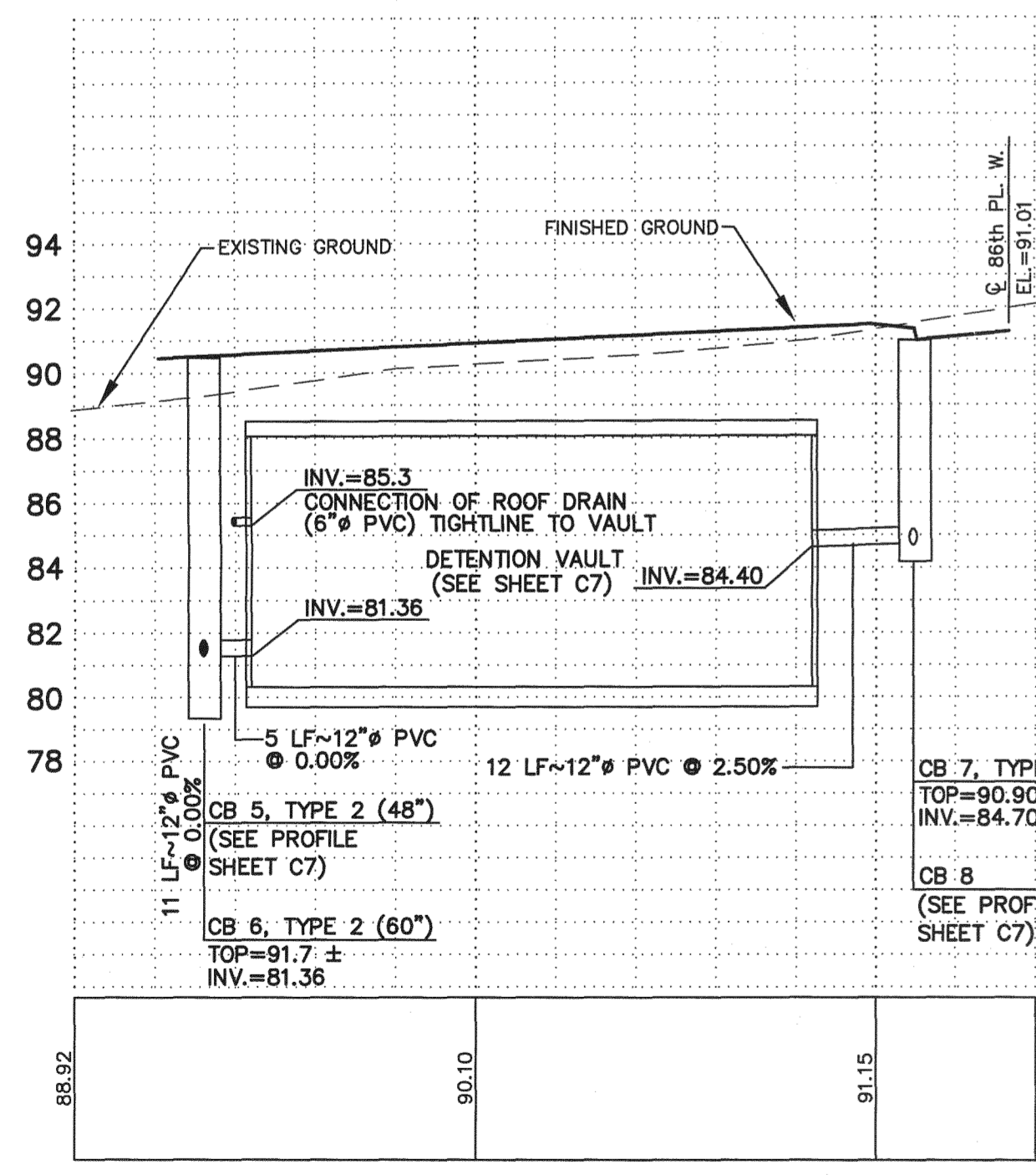
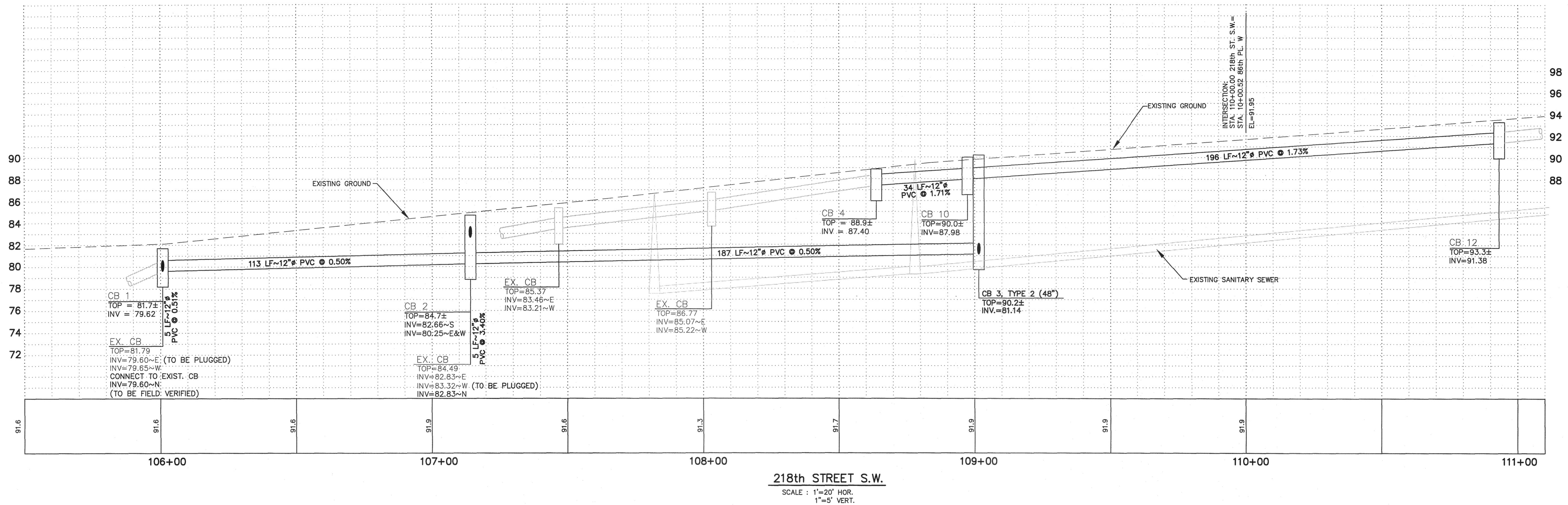
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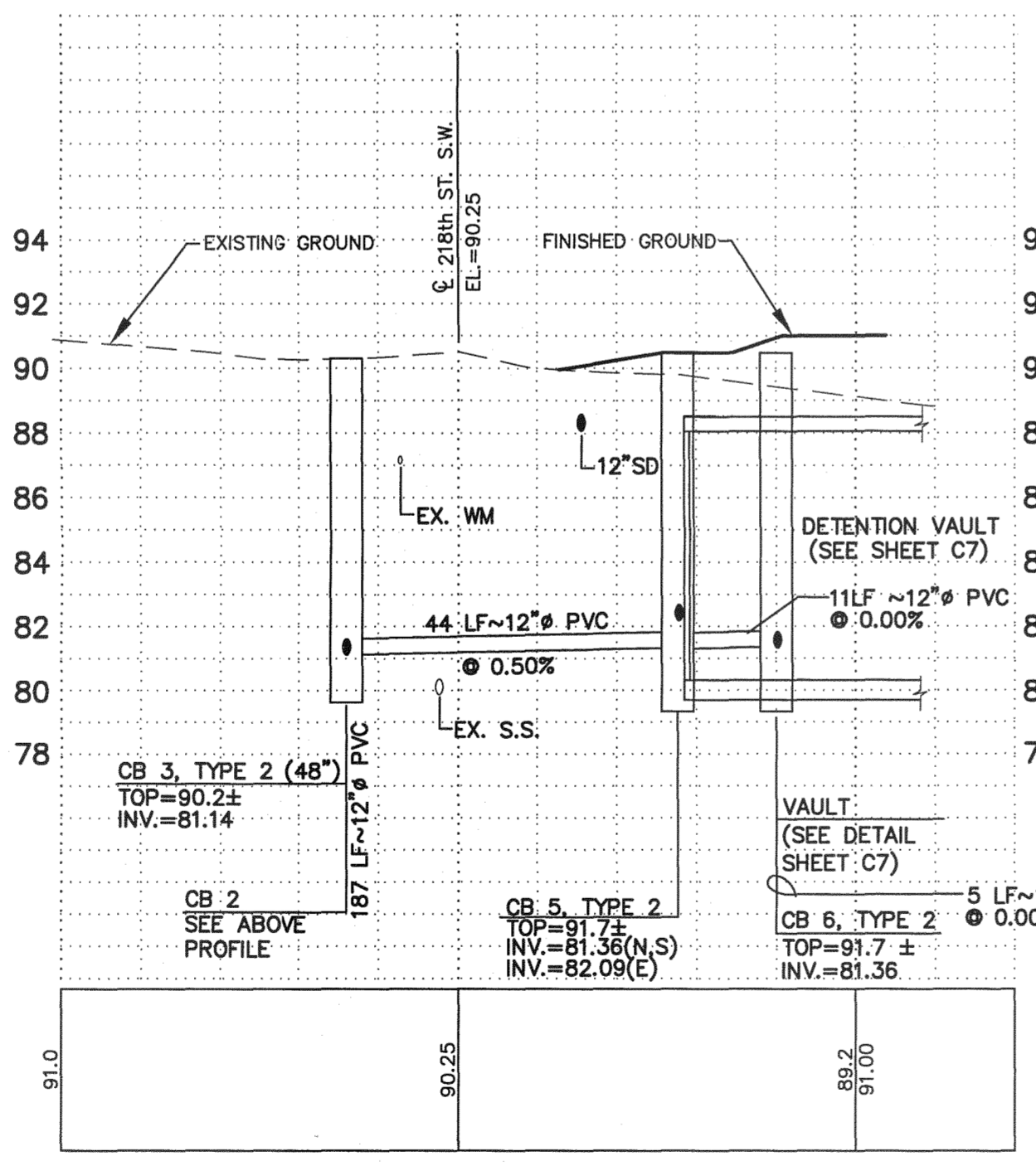
02/12/14

RCA 11-12-13
 JMW 01-06-14
 JMW 02-12-14

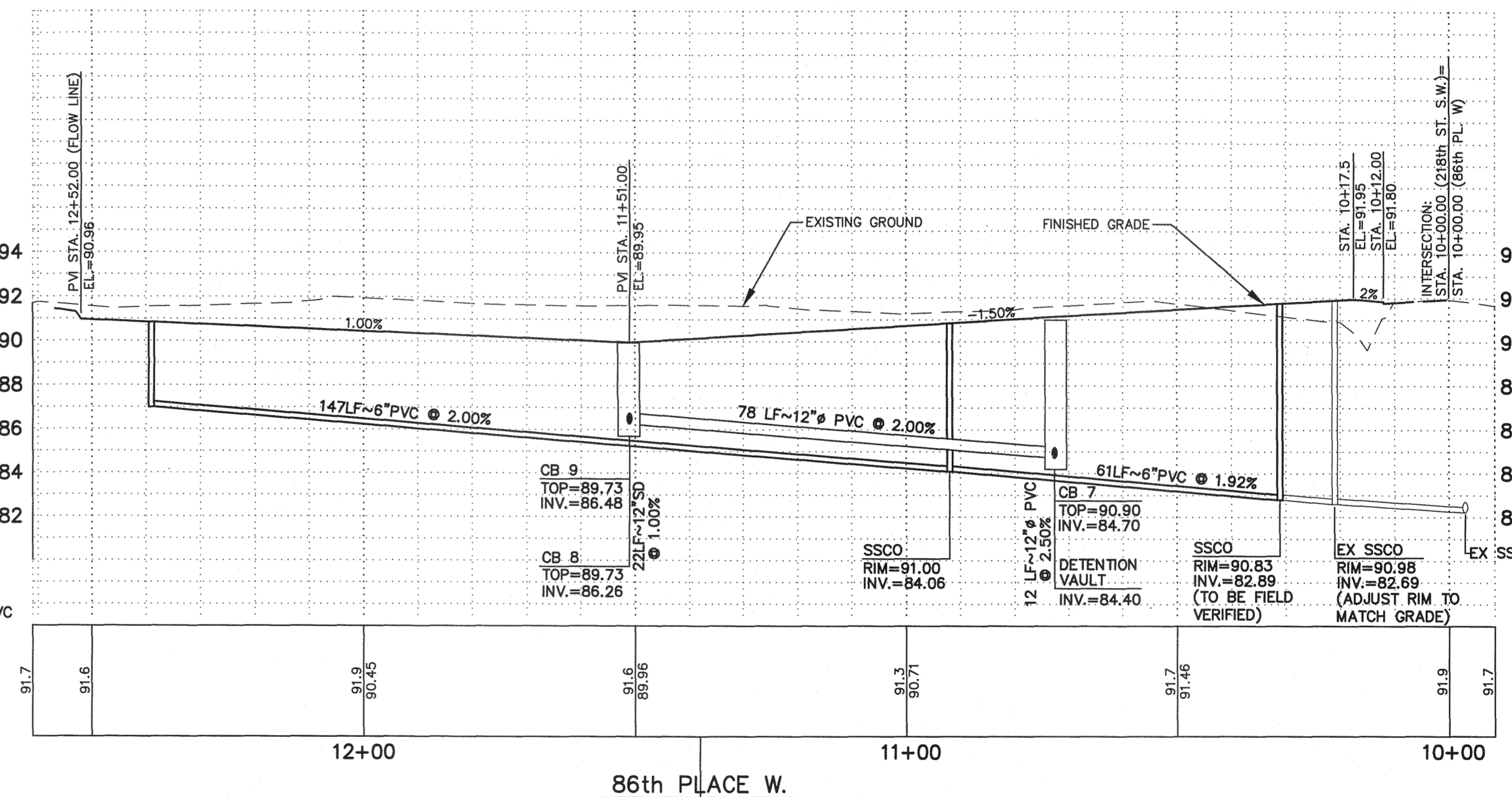
REVISIONS
 1. Revised per 1st City Review Comments
 2. Revised per 2nd City Review Comments
 2. Revised per 3rd City Review Comments



CB 7 TO CB 6 PROFILE
 SCALE: 1"=20' HOR.
 1"=5' VERT.



CB 3 TO VAULT PROFILE
 SCALE: 1"=20' HOR.
 1"=5' VERT.



86th PLACE W.
 SCALE: 1"=20' HOR.
 1"=5' VERT.

UTILITY CONFLICT NOTE
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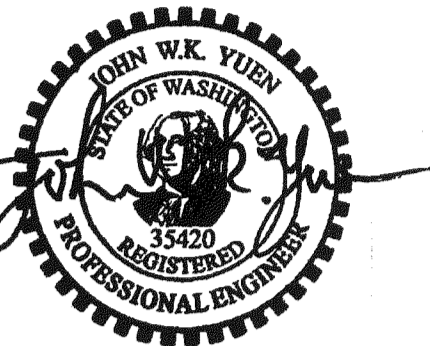
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ROAD, STORM DRAINAGE AND SANITARY SEWER PROFILES
 FOR
ECHELBARGER'S SHAW LANE
 IN SE 1/4, NE 1/4 OF SECTION 30, T.27N., R.4E., W.M.
 CITY OF EDMONDS
 SNOHOMISH COUNTY, WASHINGTON

SCALE	1"=20'H. 1"=5'V.
DRAWN	RCA
CHECKED	JMW
DATE	5-24-13
PPN	PLN20120043
LSA FILE NO.	5383
SHEET	C6
OF	12

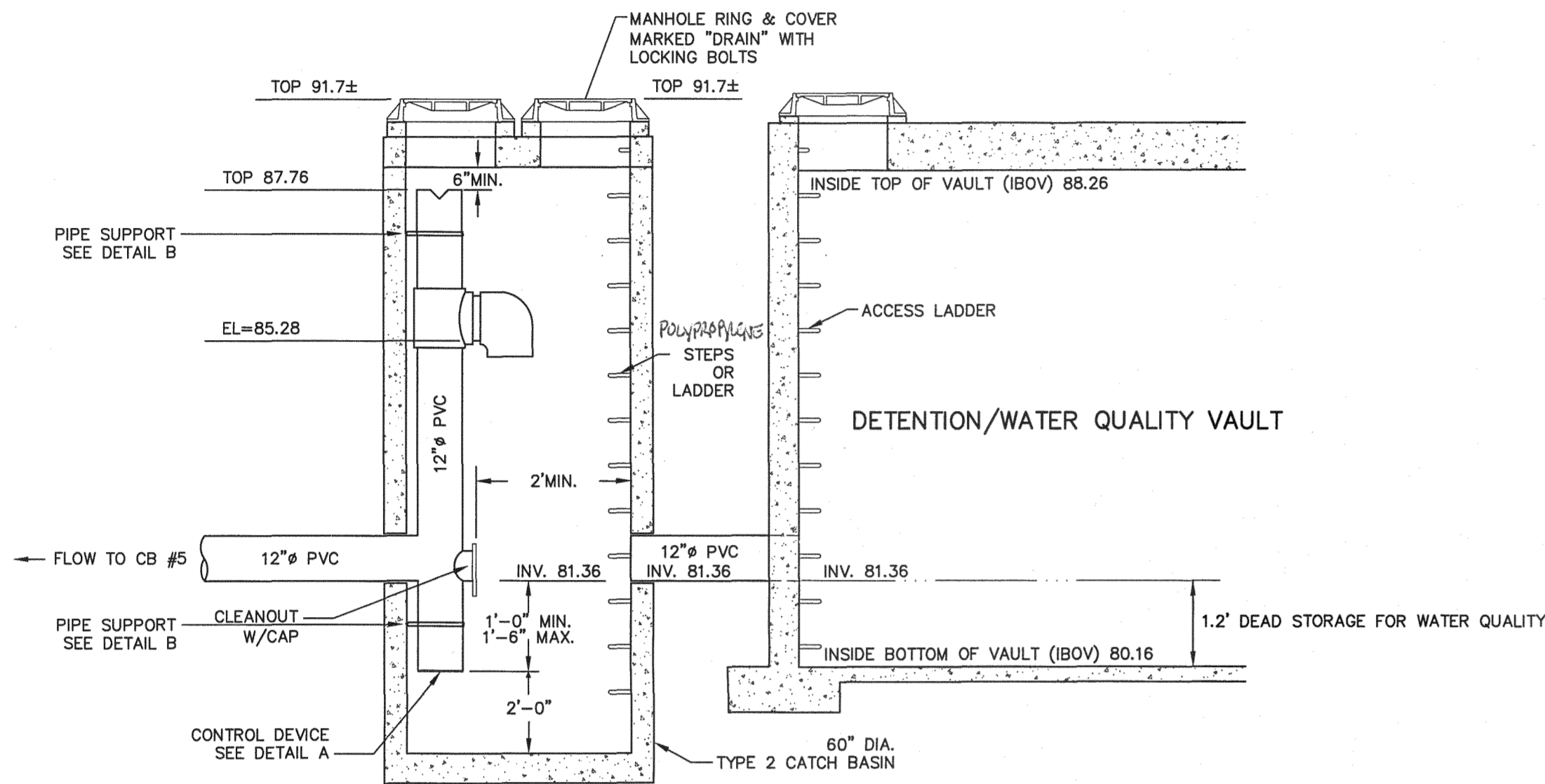
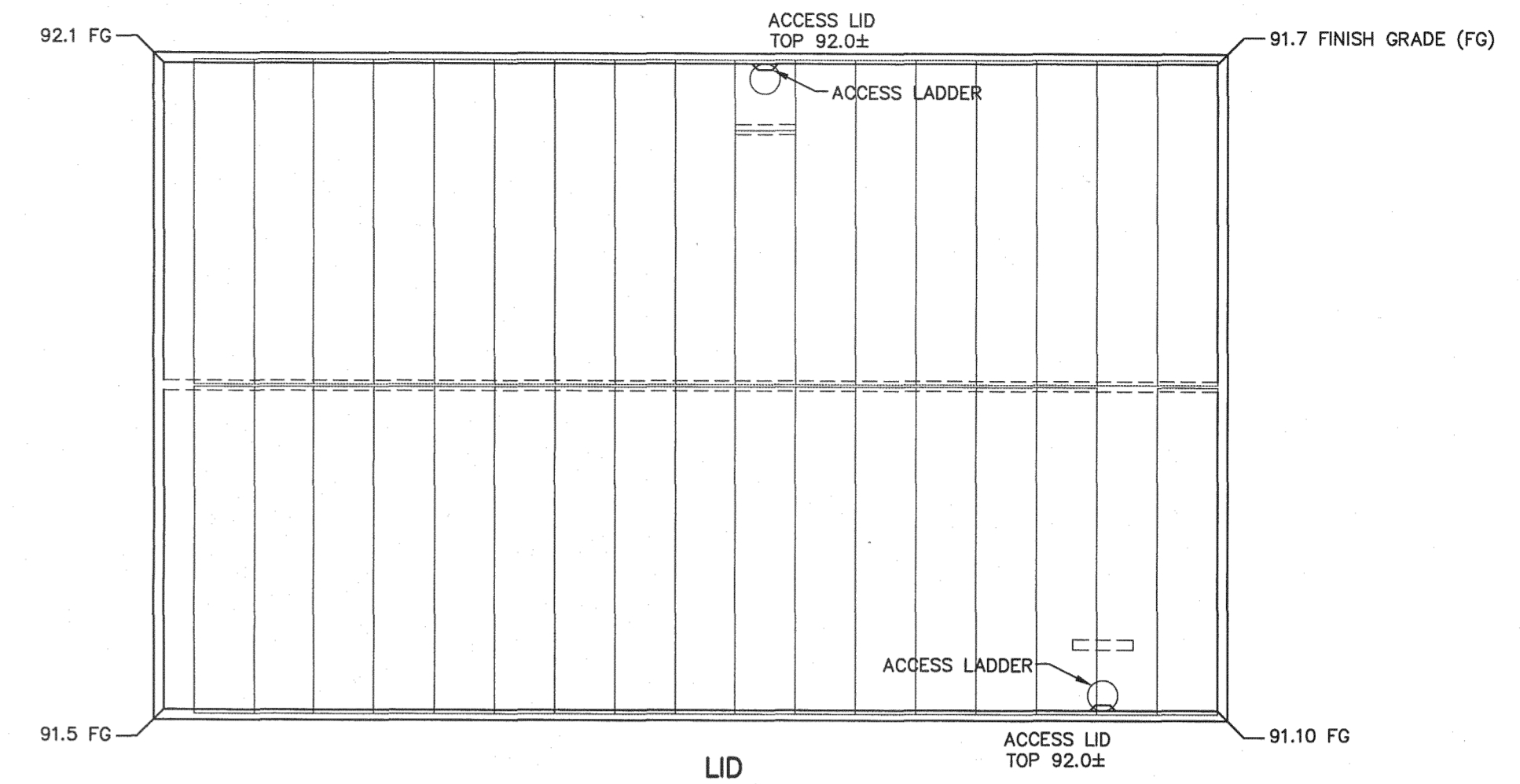
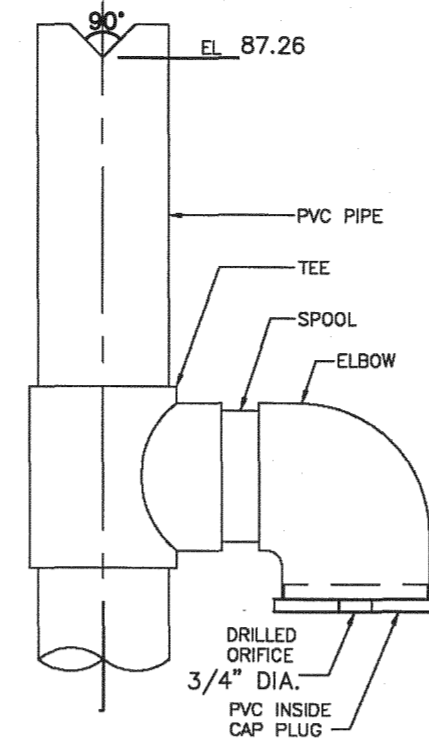
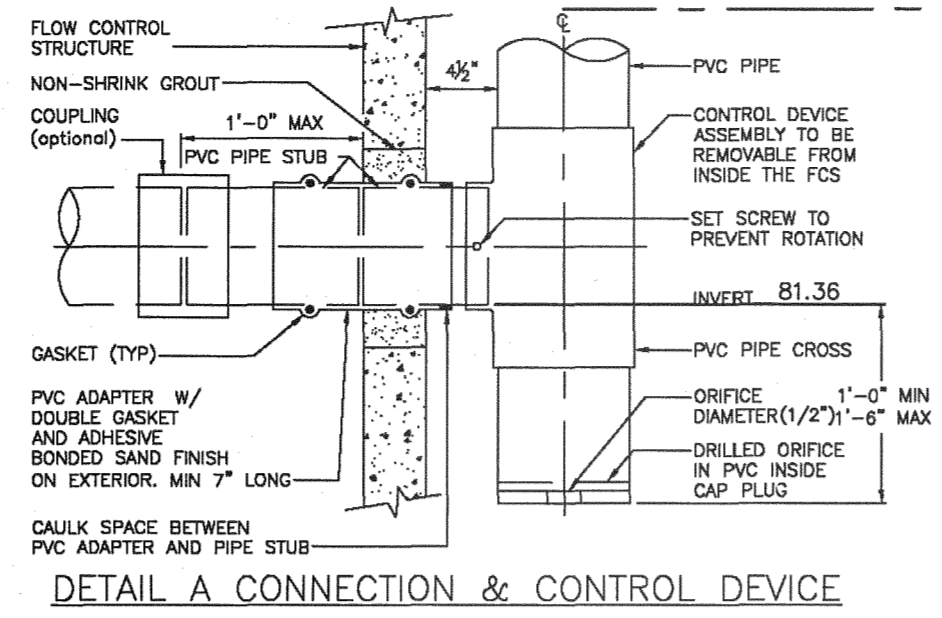
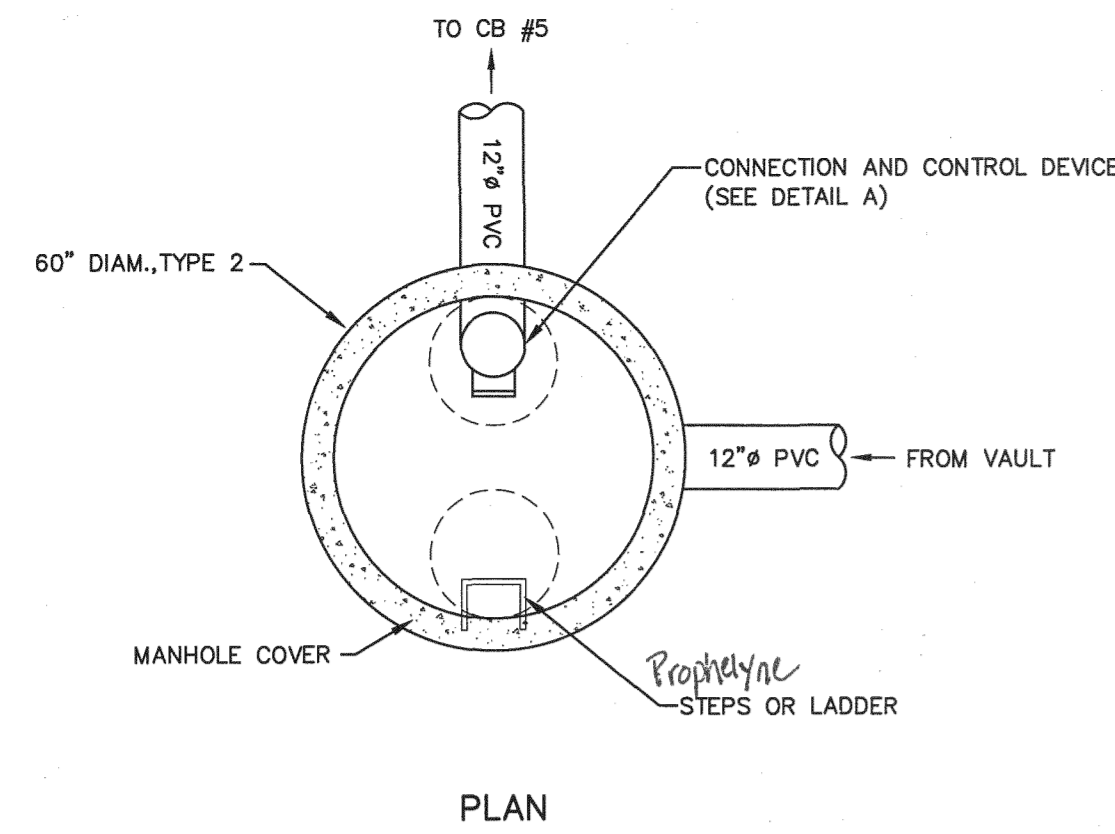


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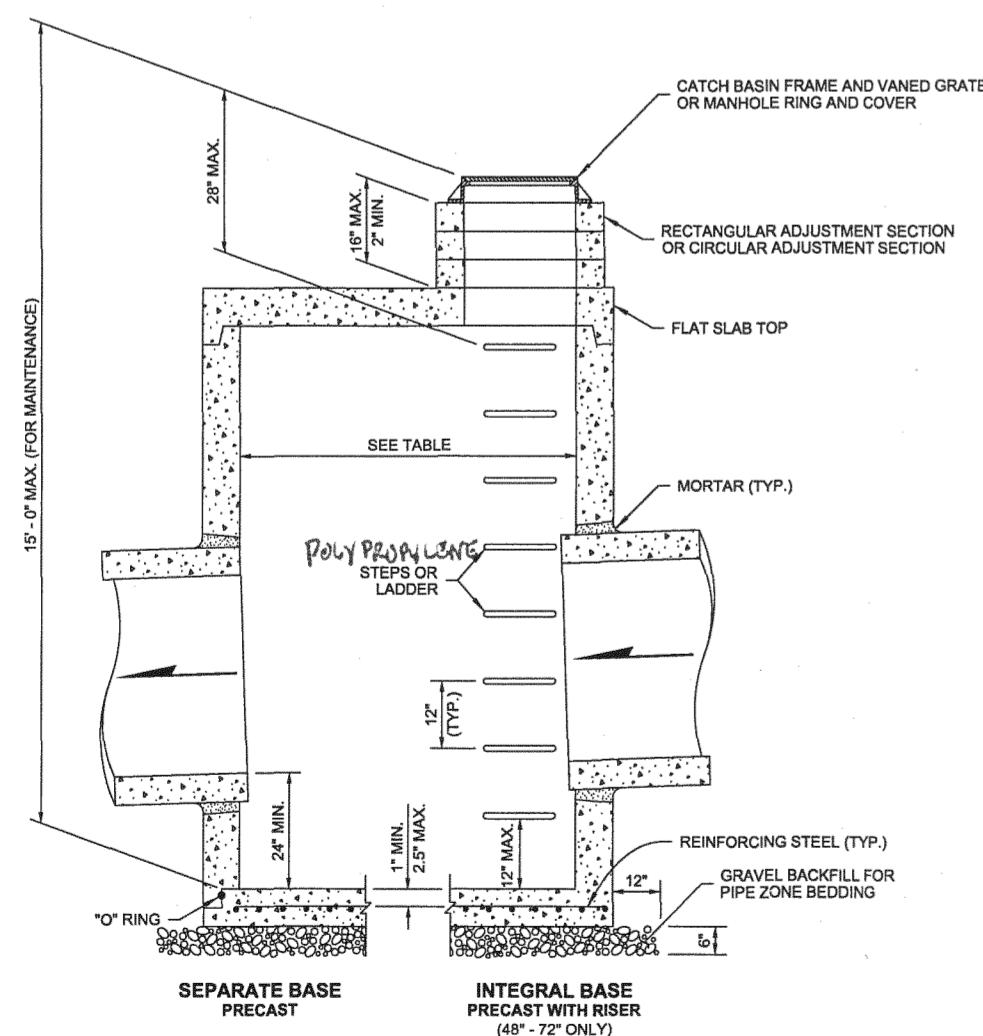
REVISIONS
1. Revised per 1st City Review Comments
2. Revised per 2nd City Review Comments
3. Revised per 3rd City Review Comments

DETENTION VAULT DETAILS
FOR
ECHELBARGER'S SHAW LANE
IN SE 1/4, NE 1/4 OF SECTION 30, T.27N., R.4E., W.M.
CITY OF EDMONDS
SNOHOMISH COUNTY, WASHINGTON



CATCH BASIN #6, TYPE 2, 60" DIA.
W/ CONTROL DEVICE
DETENTION/WATER QUALITY VAULT
NO SCALE

- NOTES**
- No steps are required when height is 4' or less.
 - The bottom of the precast catch basin may be sloped to facilitate cleaning.
 - The rectangular frame and grate may be installed with the flange up or down. The frame may be cast into the adjustment section.
 - Knockouts shall have a wall thickness of 2" minimum to 2.5" maximum. Provide a 1.5" minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with Standard Specification 9-64.3.



CATCH BASIN TYPE 2
NO SCALE
(WSDOT STANDARD PLAN B-10.20-01)

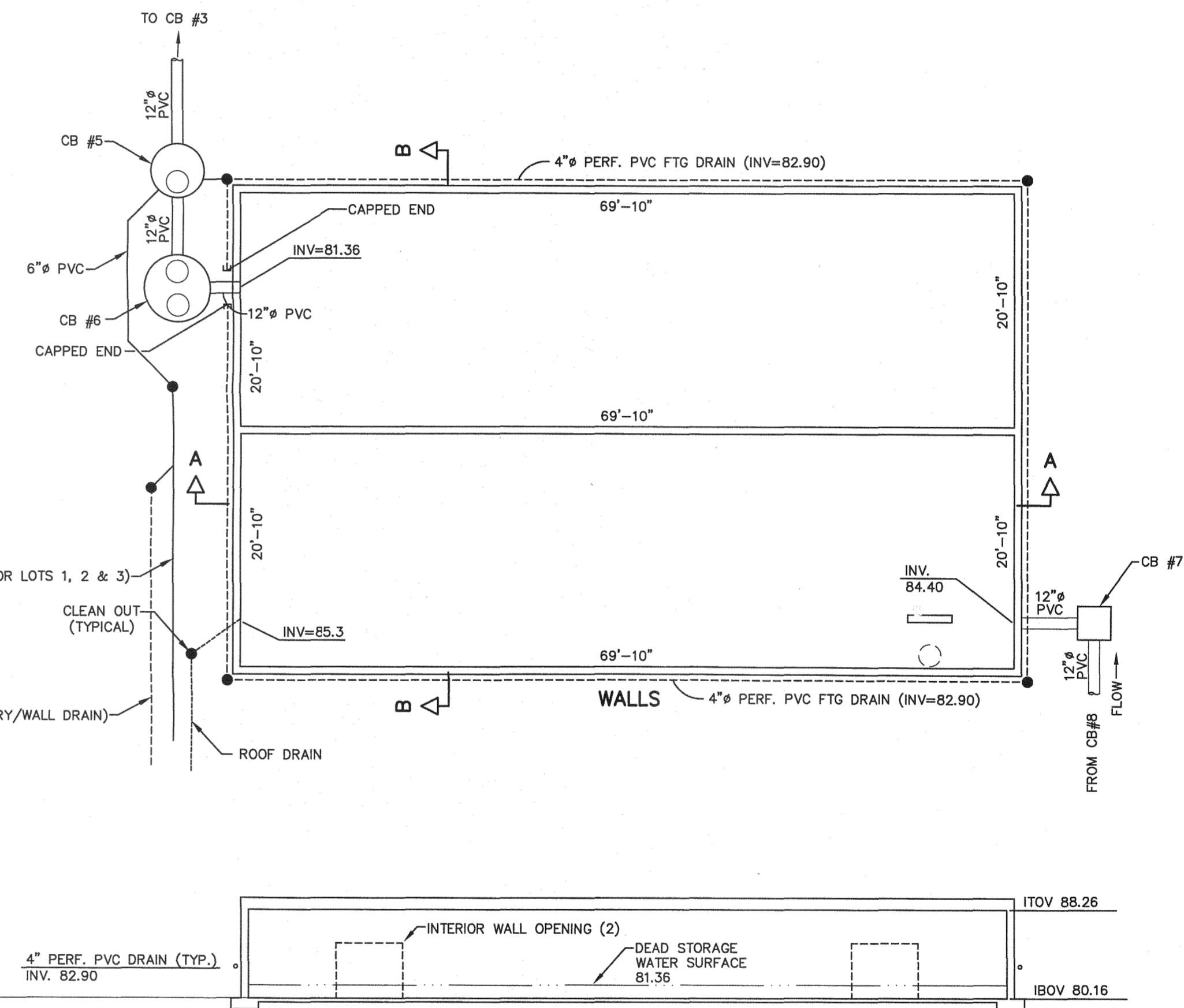
CATCH BASIN DIMENSIONS				
CATCH BASIN DIAMETER	MIN. WALL THICKNESS	MIN. BASE THICKNESS	MAXIMUM KNOCKOUT SIZE	MINIMUM DISTANCE BETWEEN KNOCKOUTS
48"	4"	6"	36"	8"
54"	4.5"	8"	42"	8"
60"	5"	8"	48"	8"
72"	6"	8"	60"	12"
84"	8"	12"	72"	12"
96"	8"	12"	84"	12"
120"	10"	12"	96"	12"
144"	12"	12"	108"	12"

CATCH BASIN DIAMETER	PIPE MATERIAL WITH MAXIMUM INSIDE DIAMETER			
	CONCRETE	ALL METAL	CPSP ¹ WALL PVC ²	SOLID PROFILE WALL PVC ²
48"	24"	30"	24"	30"
54"	30"	36"	30"	36"
60"	36"	42"	36"	42"
72"	42"	54"	42"	48"
84"	54"	60"	54"	48"
96"	60"	72"	60"	48"
120"	66"	84"	60"	48"
144"	78"	96"	60"	48"

¹ Corrugated Polyethylene Storm Sewer Pipe (Standard Specification 9-05.20)
² (Standard Specification 9-05.12(1))
³ (Standard Specification 9-05.12(2))

DRAINAGE CONSTRUCTION NOTES:

- FOOTING DRAINS SHALL NOT CONNECT TO DETENTION SYSTEM. FOOTING DRAINS FOR INDIVIDUAL LOTS AND DETENTION VAULT SHALL CONNECT TO CB #5.
- PIPE MATERIAL: UNLESS CALLED OUT OTHERWISE ON THIS PLAN, ALL STORM DRAIN PIPE MATERIAL SHALL BE PER C.O.E. APPROVED MATERIALS LISTS MM-1, MM-2 & MM-3.



SECTION A-A

SECTION B-B

DETENTION/WATER QUALITY VAULT
SCALE: 1"=10'

SEE STRUCTURAL PLANS BY SITE STRUCTURES FOR ALL VAULT DIMENSIONS AND FOOTING LOCATIONS

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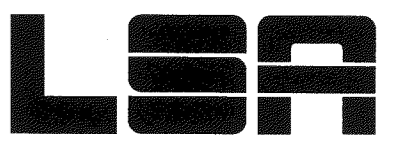
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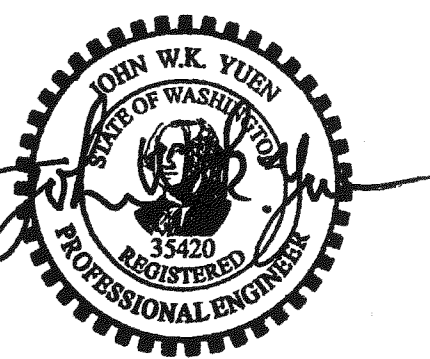
DRAWN RCA	CHECKED JWY	SHEET C7
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2. Revised per 2nd City Review Comments

CITY OF EDMONDS
STANDARD DETAIL
RESIDENTIAL STREET ACCESS (RS20, 12, & 6)
(5-9 LOTS)
DATE: 7/24/01 SCALE: NTS DWG NO.: E-2.1.2

REVISIONS:
APPROVED BY: DATE:
D. GEBERT 4/27/05
D. GEBERT 04/2/07

NOTES:
1. FORMS SHALL BE TRUE TO LINE AND GRADE AND SECURELY STAKED.
2. EXPANSION JOINTS SHALL BE PLACED ADJACENT TO CATCH BASINS.
3. EXPANSION JOINTS SHALL BE EVERY 10 FEET AND DUMMY (CONSTRUCTION) JOINTS EVERY 5 FEET.
4. EXPANSION JOINTS SHALL HAVE 1/2" TO 5/8" WIDE PREMOLDED JOINT FILLER.
5. CONCRETE SHALL BE CLASS 3-3000PSI.
6. FINISH SHALL BE LIGHT BROOM.
7. CURB SHALL BE SPRAYED WITH CLEAR CURING COMPOUND OR SHALL BE COVERED AND KEPT MOIST FOR 72 HOURS.
8. ALL SIDEWALKS POURED BEHIND ROLLED CURB IN DRIVEWAY AREAS SHALL BE 6" THICK OVER 2" OF CSTC WITH SUBGRADE COMPACTED TO 95% MAXIMUM DENSITY.

CITY OF EDMONDS
STANDARD DETAIL
STANDARD TYPE "A" CURB/GUTTER DETAIL
DATE: 7/24/01 SCALE: NTS DWG NO.: E2.8

REVISIONS:
APPROVED BY: DATE:
D. GEBERT 4/27/05
D. GEBERT 4/2/07

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CITY OF EDMONDS
STANDARD DETAIL
ROLLED CURB/GUTTER DETAIL
DATE: 7/24/01 SCALE: NTS DWG NO.: E2.9

REVISIONS:
APPROVED BY: DATE:
D. GEBERT 4/27/05
D. GEBERT 04/2/07

NOTES:
1. FORMS SHALL BE TRUE TO LINE AND GRADE AND SECURELY STAKED.
2. EXPANSION JOINTS SHALL BE PLACED ADJACENT TO CATCH BASINS.
3. EXPANSION JOINTS SHALL BE EVERY 10 FEET AND DUMMY (CONSTRUCTION) JOINTS EVERY 5 FEET.
4. EXPANSION JOINTS SHALL HAVE 1/2" TO 5/8" WIDE PREMOLDED JOINT FILLER.
5. CONCRETE SHALL BE CLASS 3-3000PSI.
6. FINISH SHALL BE LIGHT BROOM.
7. CURB SHALL BE SPRAYED WITH CLEAR CURING COMPOUND OR SHALL BE COVERED AND KEPT MOIST FOR 72 HOURS.
8. ALL SIDEWALKS POURED BEHIND ROLLED CURB IN DRIVEWAY AREAS SHALL BE 6" THICK OVER 2" OF CSTC WITH SUBGRADE COMPACTED TO 95% MAXIMUM DENSITY.

CITY OF EDMONDS
STANDARD DETAIL
CONCRETE SIDEWALK
DATE: 7/24/01 SCALE: NTS DWG NO.: E2.13

REVISIONS:
APPROVED BY: DATE:
D. GEBERT 4/27/05
D. GEBERT 04/2/07

NOTES:
1. CONCRETE SHALL BE CLASS 3-3000PSI.
2. CONCRETE SHALL BE BROOM FINISHED.
3. SIDEWALK THICKNESS SHALL BE 5-1/2".
4. SIDEWALK THICKNESS AT DRIVEWAYS SHALL BE 6" THICK.
5. CURB AND GUTTER SHALL BE POURED SEPARATELY FROM SIDEWALK.
6. CONCRETE SHALL BE SPRAYED WITH CLEAR CURING COMPOUND OR SHALL BE COVERED AND KEPT MOIST FOR 72 HOURS.
7. SAW CUT AND REMOVE ACP PAVEMENT A MIN. OF 2" FROM GUTTER FACE TO INSURE ADEQUATE COMPACTION OF ACP AND GUTTER SUBGRADE.

CITY OF EDMONDS
STANDARD DETAIL
ROLLED CURB/GUTTER DETAIL
DATE: 7/24/01 SCALE: NTS DWG NO.: E2.9

REVISIONS:
APPROVED BY: DATE:
D. GEBERT 4/27/05
D. GEBERT 04/2/07

NOTES:
1. FORMS SHALL BE TRUE TO LINE AND GRADE AND SECURELY STAKED.
2. EXPANSION JOINTS SHALL BE PLACED ADJACENT TO CATCH BASINS.
3. EXPANSION JOINTS SHALL BE EVERY 10 FEET AND DUMMY (CONSTRUCTION) JOINTS EVERY 5 FEET.
4. EXPANSION JOINTS SHALL HAVE 1/2" TO 5/8" WIDE PREMOLDED JOINT FILLER.
5. CONCRETE SHALL BE CLASS 3-3000PSI.
6. FINISH SHALL BE LIGHT BROOM.
7. CURB SHALL BE SPRAYED WITH CLEAR CURING COMPOUND OR SHALL BE COVERED AND KEPT MOIST FOR 72 HOURS.
8. ALL SIDEWALKS POURED BEHIND ROLLED CURB IN DRIVEWAY AREAS SHALL BE 6" THICK OVER 2" OF CSTC WITH SUBGRADE COMPACTED TO 95% MAXIMUM DENSITY.

CITY OF EDMONDS
STANDARD DETAIL
MULTI-FAMILY/COMMERCIAL ENTRANCE
DATE: 8/17/06 SCALE: NTS DWG NO.: E 2.27.2

REVISIONS:
APPROVED BY: DATE:
D. GEBERT 4/27/05
D. GEBERT 04/2/07

NOTE:
1. IF DRIVEWAY WIDTH EXCEEDS 15', INSTALL A FULL DEPTH EXPANSION JOINT.
2. THE ACCESS APRON SHALL BE A MINIMUM OF 6" THICK AND SHALL BE PLACED ON 2" OF 5/8" CSTC AND COMPACTED GRADE.
3. MATERIALS- CONCRETE SHALL BE CLASS 3-3000 PSI.
4. CITY ENGINEER SHALL DETERMINE APPLICABLE COMMERCIAL TYPE ENTRANCE BASED ON LOCATION AND OTHER SITE CONDITIONS.

CITY OF EDMONDS
STANDARD DETAIL
CLUSTER BOX UNITS (CBU'S) - LOCKED BOXES
NO SCALE

REVISIONS:
APPROVED BY: DATE:
D. GEBERT 4/27/05
D. GEBERT 04/2/07

NOTES:
1. CLUSTER BOX UNITS (CBU'S) MUST BE POSTMASTER APPROVED WITH A UNIFORM BOX STYLE AND METHOD OF ADDRESS IDENTIFICATION.
2. LOCATIONS OF CLUSTER BOX UNITS ARE SUBJECT TO APPROVAL BY THE DIRECTOR FOR ACCESS AND SIGHT DISTANCE REQUIREMENTS.
3. CONSTRUCTION OF CLUSTER BOX UNITS INCLUDING PEDESTAL, BASE PLATE, BREAKAWAY BOLTS AND ASSOCIATED CONCRETE SLAB SHALL BE COORDINATED WITH THE U.S. POSTAL SERVICE. CONTACT TODD MERRIMAN (EDMONDS POSTMASTER) AT (425) 672-4437 FOR SPECIFICATIONS PRIOR TO SIDEWALK CONSTRUCTION.
4. MAINTAIN 12" MIN. CLEARANCE FROM FACE OF VERTICAL CURB TO EDGE OF CBU'S (ACTUAL DISTANCE MAY BE MORE, COORDINATE WITH P.O.).

CITY OF EDMONDS
STANDARD DETAIL
CONCRETE SIDEWALK
DATE: 7/24/01 SCALE: NTS DWG NO.: E2.13

REVISIONS:
APPROVED BY: DATE:
D. GEBERT 4/27/05
D. GEBERT 04/2/07

NOTES:
1. CONCRETE SHALL BE CLASS 3-3000PSI.
2. CONCRETE SHALL BE BROOM FINISHED.
3. SIDEWALK THICKNESS SHALL BE 5-1/2".
4. SIDEWALK THICKNESS AT DRIVEWAYS SHALL BE 6" THICK.
5. CURB AND GUTTER SHALL BE POURED SEPARATELY FROM SIDEWALK.
6. CONCRETE SHALL BE SPRAYED WITH CLEAR CURING COMPOUND OR SHALL BE COVERED AND KEPT MOIST FOR 72 HOURS.
7. SAW CUT AND REMOVE ACP PAVEMENT A MIN. OF 2" FROM GUTTER FACE TO INSURE ADEQUATE COMPACTION OF ACP AND GUTTER SUBGRADE.

CONSTRUCTION NOTES AND DETAILS
FOR
ECHELBARGER'S SHAW LANE
CITY OF EDMONDS
SNOHOMISH COUNTY, WASHINGTON

IN SE 1/4, NE 1/4 OF SECTION 30, T.27N., R.4E., W.M.

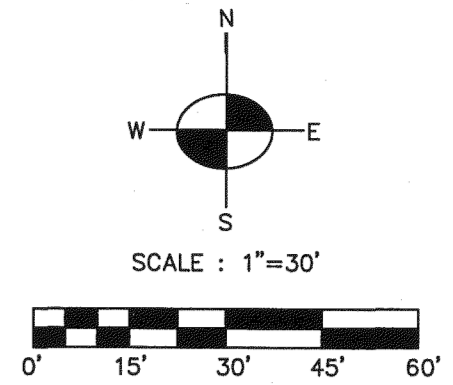
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DEVELOPMENT SERVICES
COUNTER

Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID.MT.ND.OR.WA)

APPROVED FOR CONSTRUCTION
CITY OF EDMONDS
DATE: February 24, 2014
BY: [Signature]
CITY ENGINEERING DIVISION

SCALE	NO SCALE	
DRAWN	RCA	CHECKED
DATE	5-24-13	F.B.
PPN	PLN20120043	SHEET
LSA FILE NO.	5383	C8
		OF 12

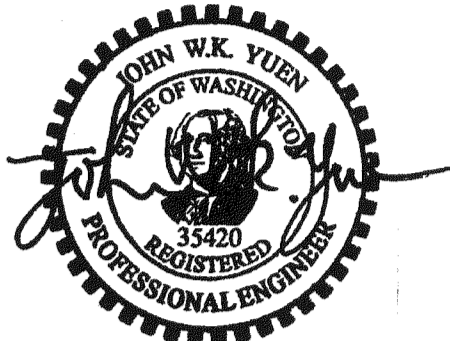
SECTION 30, T.27N., R.4E., W.M.



LSA
 Lovell-Sauerland
 & Associates, Inc.
 Engineers/Surveyors/Planners
 Development Consultants

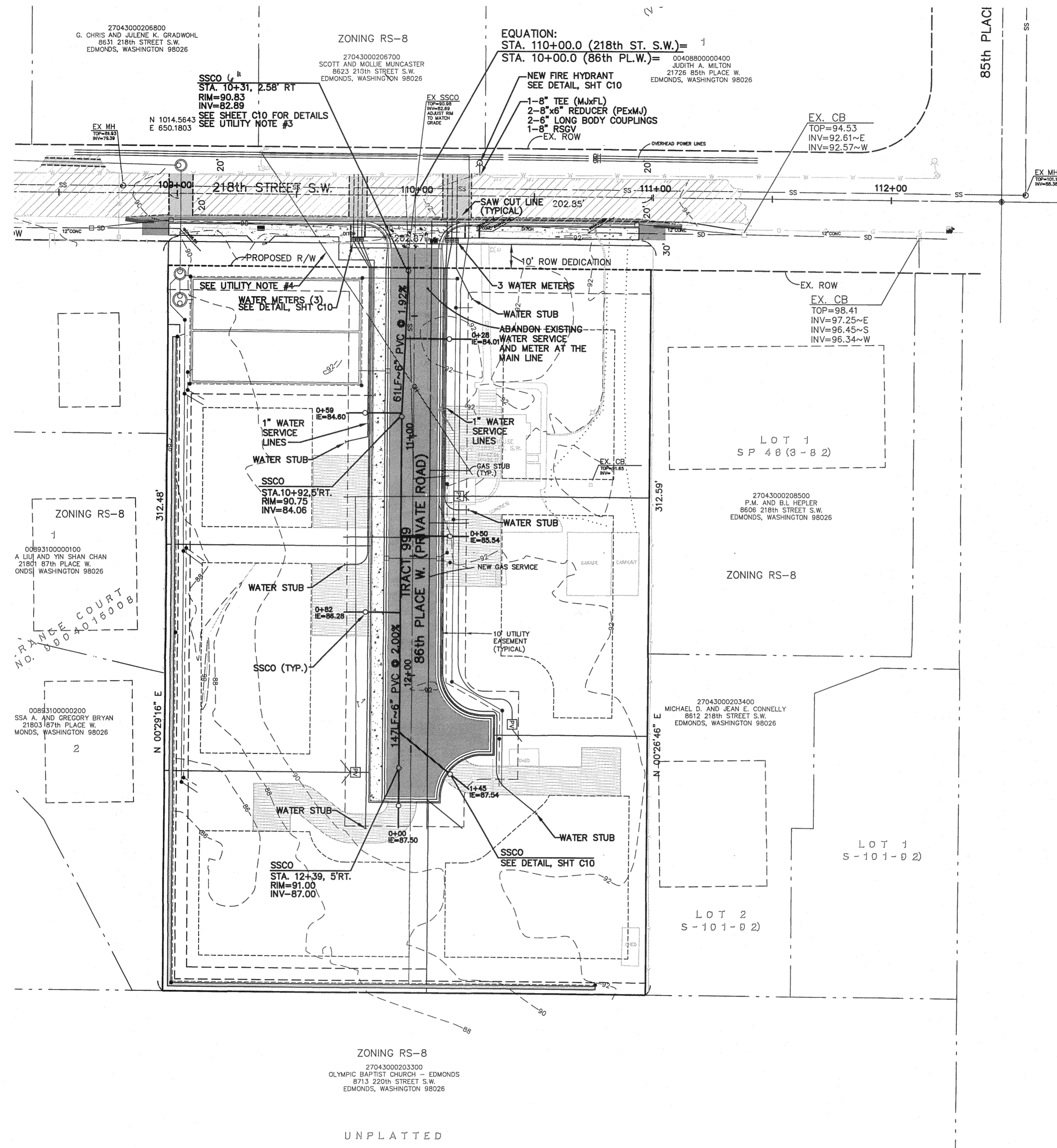
19217 36th Avenue W.
 Suite 106
 Lynnwood, WA 98036
 phone: (425)775-1591

e-mail: info@lsaengineering.com
 web: lsaengineering.com



02/12/14

REVISIONS
 1. Revised per 1st City Review Comments
 2. Revised per 2nd City Review Comments
 3. Revised per 3rd City Review Comments



POWER VAULT LOCATION

STA	OFFSET
11+24.9	19.3' LT
12+20.3	42.4' LT
12+41.0	23.2' RT

UTILITY NOTES:

1. ALL UTILITIES SHALL BE UNDERGROUND.
2. REQUIRED SEPARATION OF UTILITIES SHALL BE MET PER CITY OF EDMONDS AND INDUSTRY STANDARDS.
3. IN ORDER TO REUSE THE EXISTING SEWER LATERAL, THE CONDITION MUST BE VERIFIED BY CITY OF EDMONDS SEWER DIVISION OPERATIONS CREW. IF CONDITION IS NOT SATISFACTORY, A NEW LATERAL SHALL BE EXTENDED TO THE MAIN. NBW LATERAL INSTALLED EN 12/11/04
4. EXISTING OVERHEAD POWER LINE TO BE DECOMMISSIONED. COORDINATE WITH ELEC.

NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TRENCHES REQUIRED FOR INSTALLATION OF WATER LINES.

WATER AND SANITARY SEWER PLAN
 FOR
ECHELBARGER'S SHAW LANE
 IN SE 1/4, NE 1/4 OF SECTION 30, T.27N., R.4E., W.M.
 CITY OF EDMONDS
 SNOHOMISH COUNTY, WASHINGTON

RECEIVED
 FEB 20 2014
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APPROVED FOR CONSTRUCTION
 CITY OF EDMONDS

DATE: February 24, 2014

BY: *[Signature]*
 CITY ENGINEERING DIVISION

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 (ID,MT,ND,OR,WA)

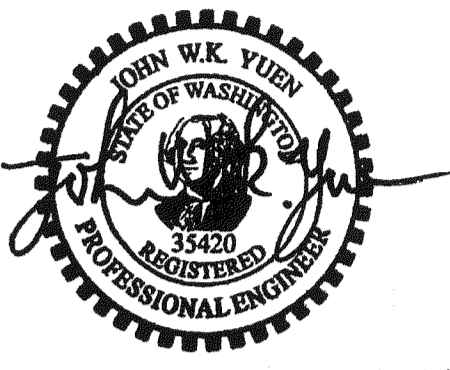
SCALE 1" = 30'		SHEET C9
DRAWN RCA	CHECKED JWY	
DATE 5-24-13	F.B.	OF 12
PPN PLN20120043	ISA FILE NO. 5383	



Lovell-Sauerland & Associates, Inc.
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19217 36th Avenue W.
 Suite 106
 Lynnwood, WA 98036
 phone: (425)775-1591

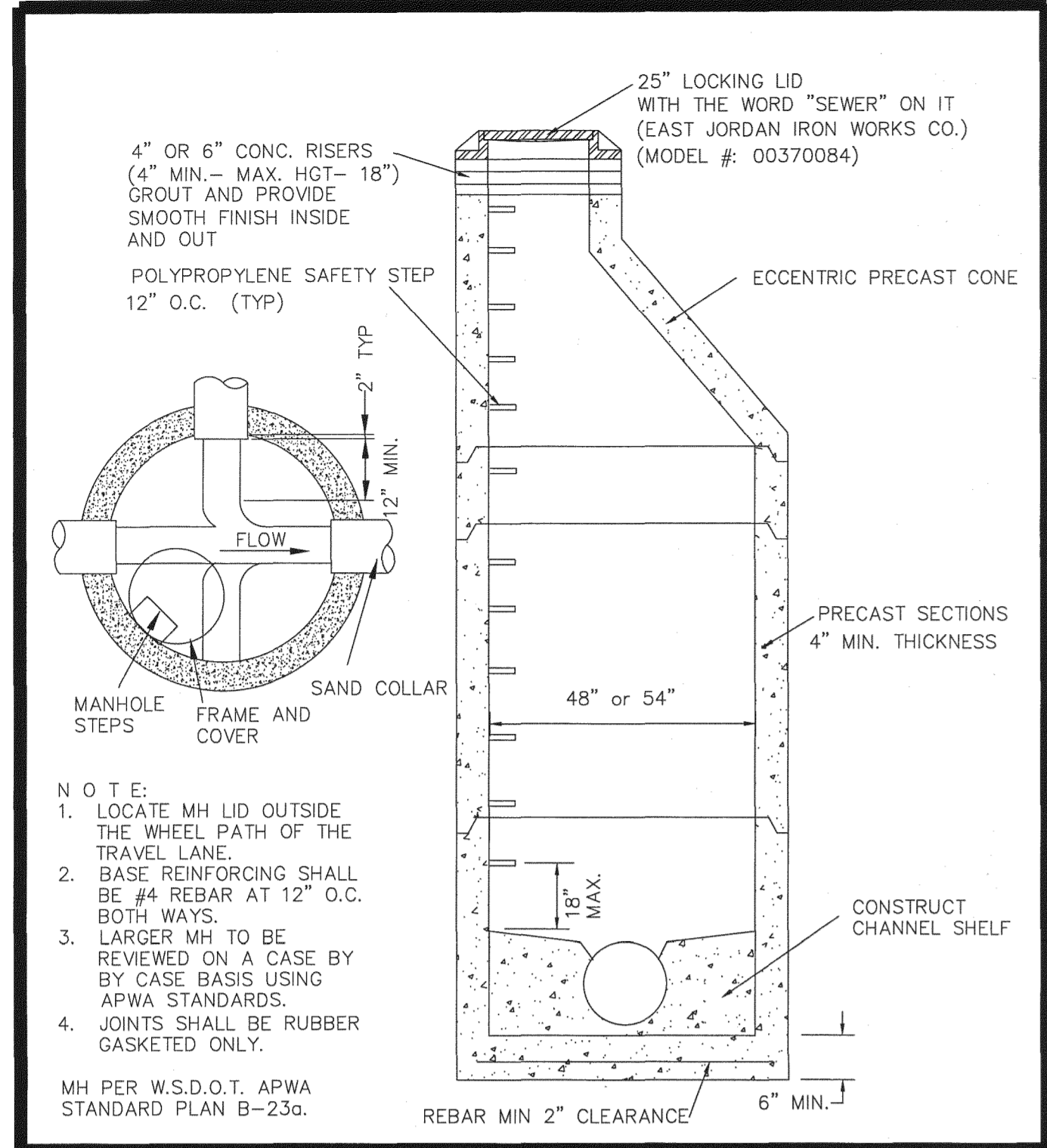
e-mail: info@lsaengineering.com
 web: lsaengineering.com



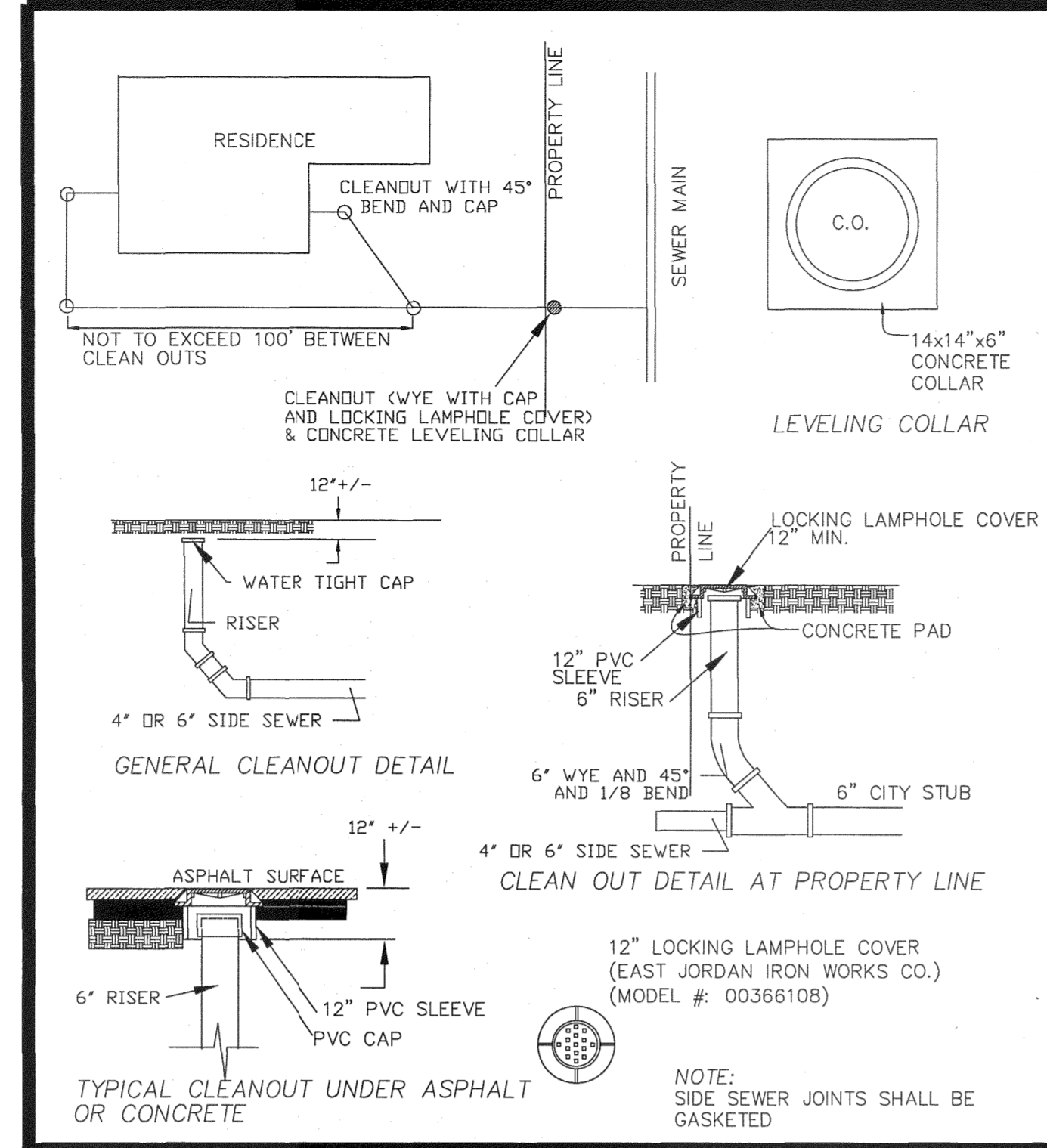
02/12/14

RCA 11-12-13
 JMW 01-06-14

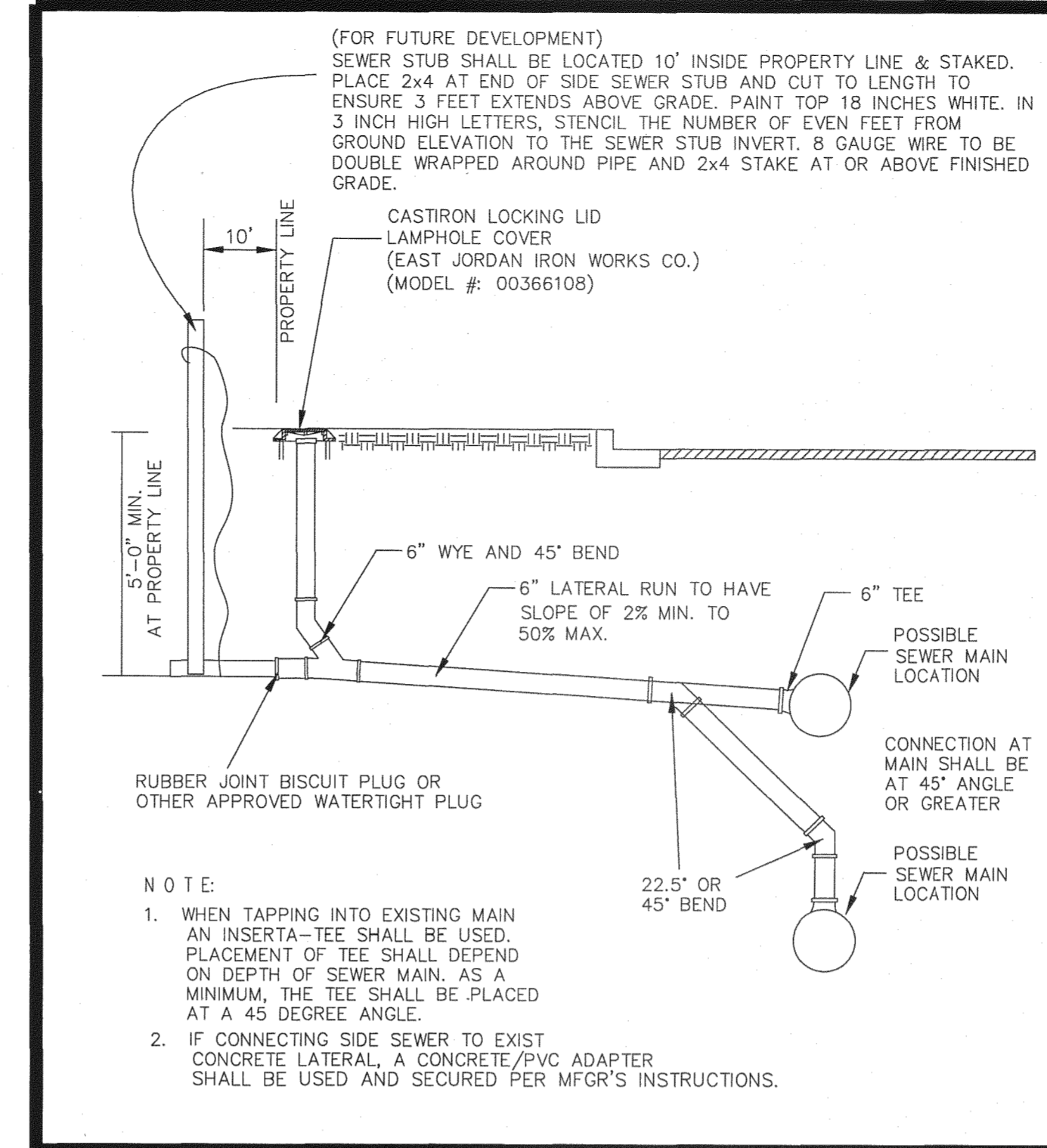
REVISIONS
 1. Revised per 1st City Review Comments
 2. Revised per 2nd City Review Comments



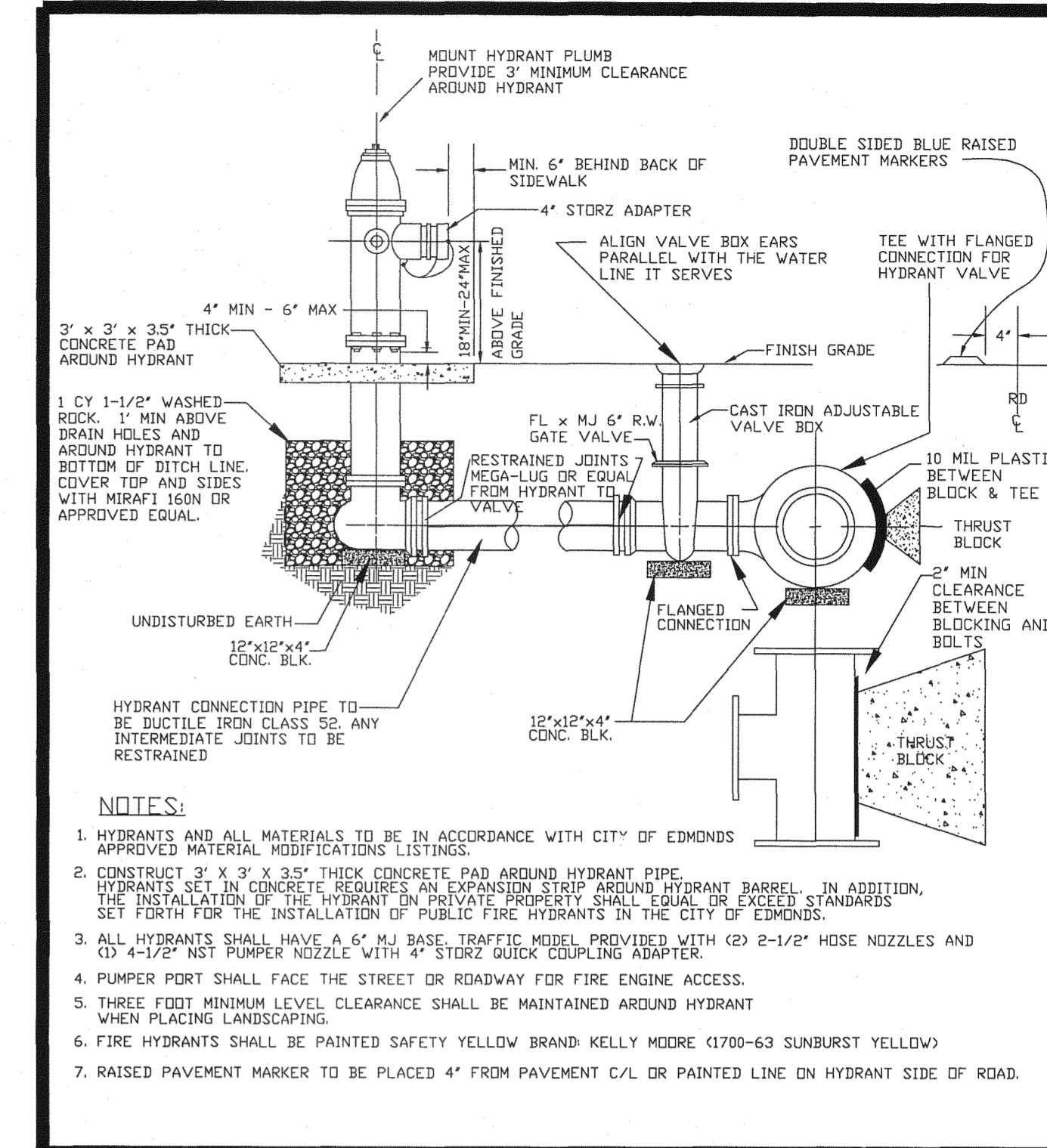
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D. GEBERT	6/16/03				
DATE		7/24/01		SCALE NTS	
DWG NO.		E6.1		CITY OF EDMONDS STANDARD DETAIL TYPE I MH (SANITARY)	



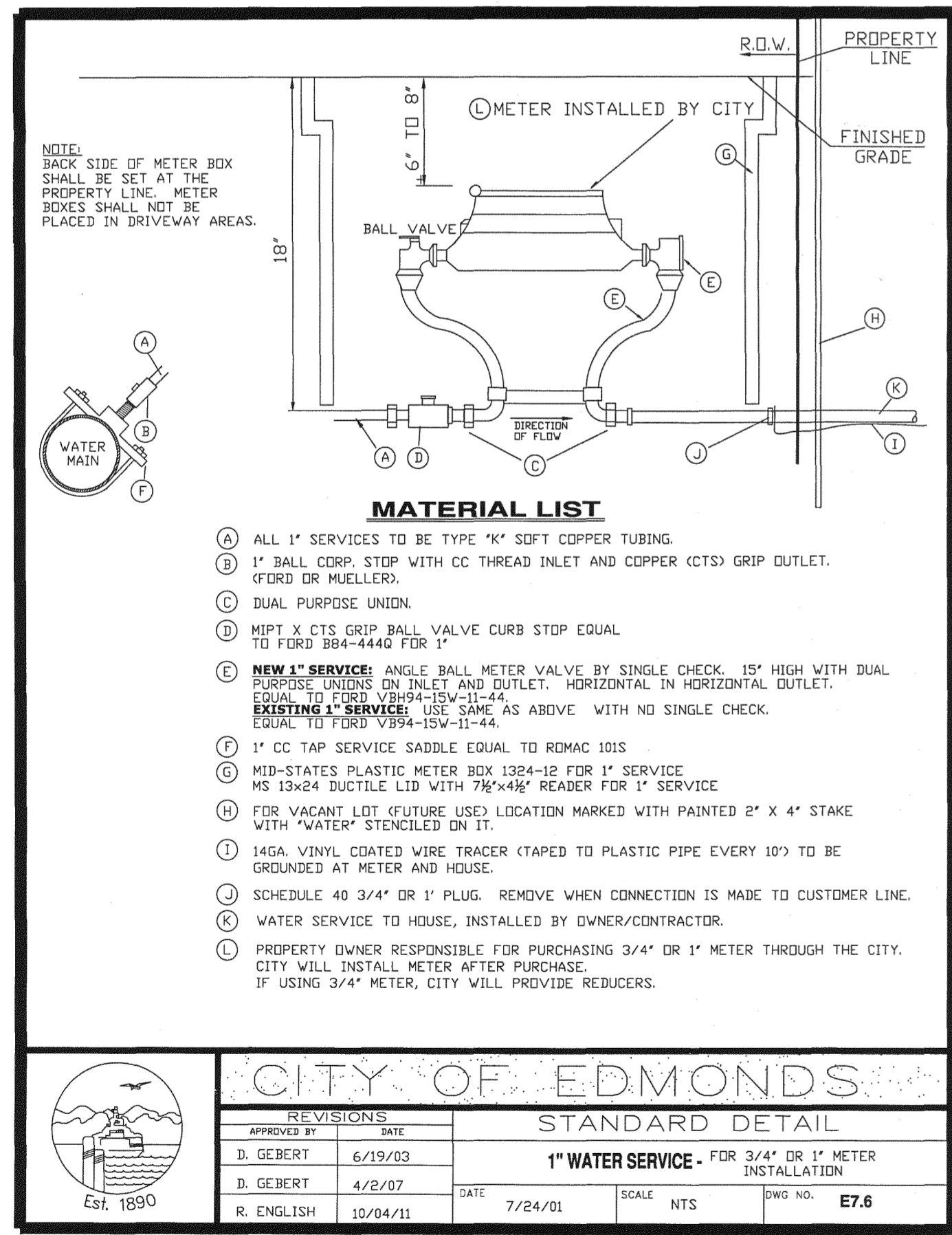
REVISIONS		DATE		APPROVED BY	
D. GEBERT	6/16/03				
D. GEBERT	01/06/05				
D. GEBERT	4/2/07				
DATE		7/24/01		SCALE NTS	
DWG NO.		E6.2		CITY OF EDMONDS STANDARD DETAIL SEWER CLEANOUT DETAILS	



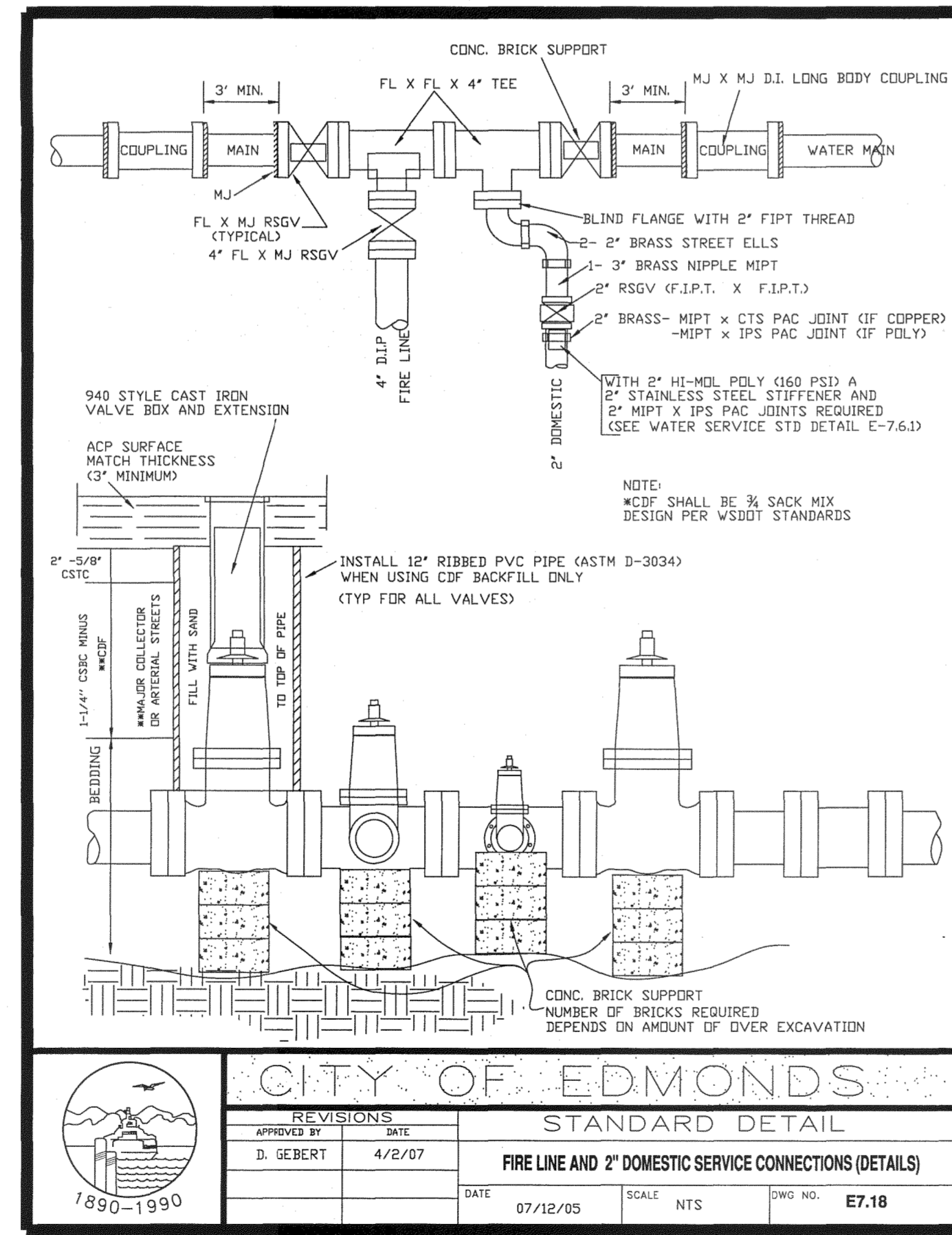
REVISIONS		DATE		APPROVED BY	
D. GEBERT	01/28/04				
D. GEBERT	05/06/05				
D. GEBERT	4/2/07				
DATE		7/24/01		SCALE NTS	
DWG NO.		E6.4		CITY OF EDMONDS STANDARD DETAIL TYPICAL SEWER LATERAL	



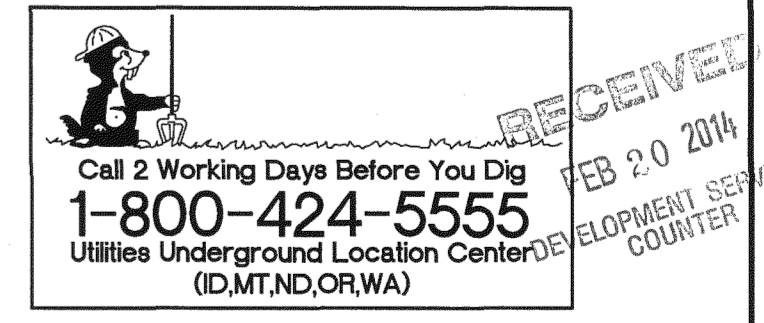
REVISIONS		DATE		APPROVED BY	
D. GEBERT	6/16/03				
D. GEBERT	4/2/07				
R. ENGLISH	10/04/11				
DATE		7/24/01		SCALE NTS	
DWG NO.		E7.1		CITY OF EDMONDS STANDARD DETAIL FIRE HYDRANT ASSEMBLY	



REVISIONS		DATE		APPROVED BY	
D. GEBERT	6/19/03				
D. GEBERT	4/2/07				
R. ENGLISH	10/04/11				
DATE		7/24/01		SCALE NTS	
DWG NO.		E7.6		CITY OF EDMONDS STANDARD DETAIL 1" WATER SERVICE - FOR 3/4" OR 1" METER INSTALLATION	



REVISIONS		DATE		APPROVED BY	
D. GEBERT	4/2/07				
DATE		07/12/05		SCALE NTS	
DWG NO.		E7.18		CITY OF EDMONDS STANDARD DETAIL FIRE LINE AND 2" DOMESTIC SERVICE CONNECTIONS (DETAILS)	



APPROVED FOR CONSTRUCTION
 CITY OF EDMONDS

DATE: February 24, 2014

BY: [Signature] CITY ENGINEERING DIVISION

WATER AND SANITARY SEWER NOTES AND DETAILS
 FOR
ECHELBARGER'S SHAW LANE
 IN SE 1/4, NE 1/4 OF SECTION 30, T.27N., R.4E., W.M.
 CITY OF EDMONDS
 SNOHOMISH COUNTY, WASHINGTON

SCALE	NO SCALE	
DRAWN	CHECKED	SHEET
RCA	JMW	C10
DATE	F.B.	
5-24-13		
PPN	PLN20120043	
LSA FILE NO.	5383	OF 12



LSA
 Lovell-Sauerland
 & Associates, Inc.
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 Development Consultants

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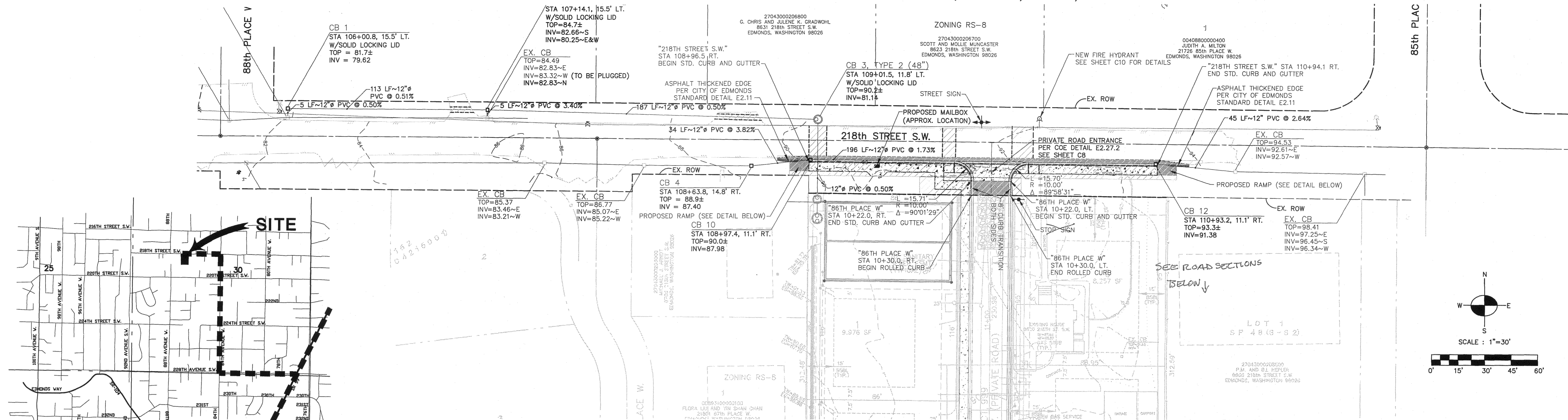
e-mail: info@lsaengineering.com
 web: lsaengineering.com



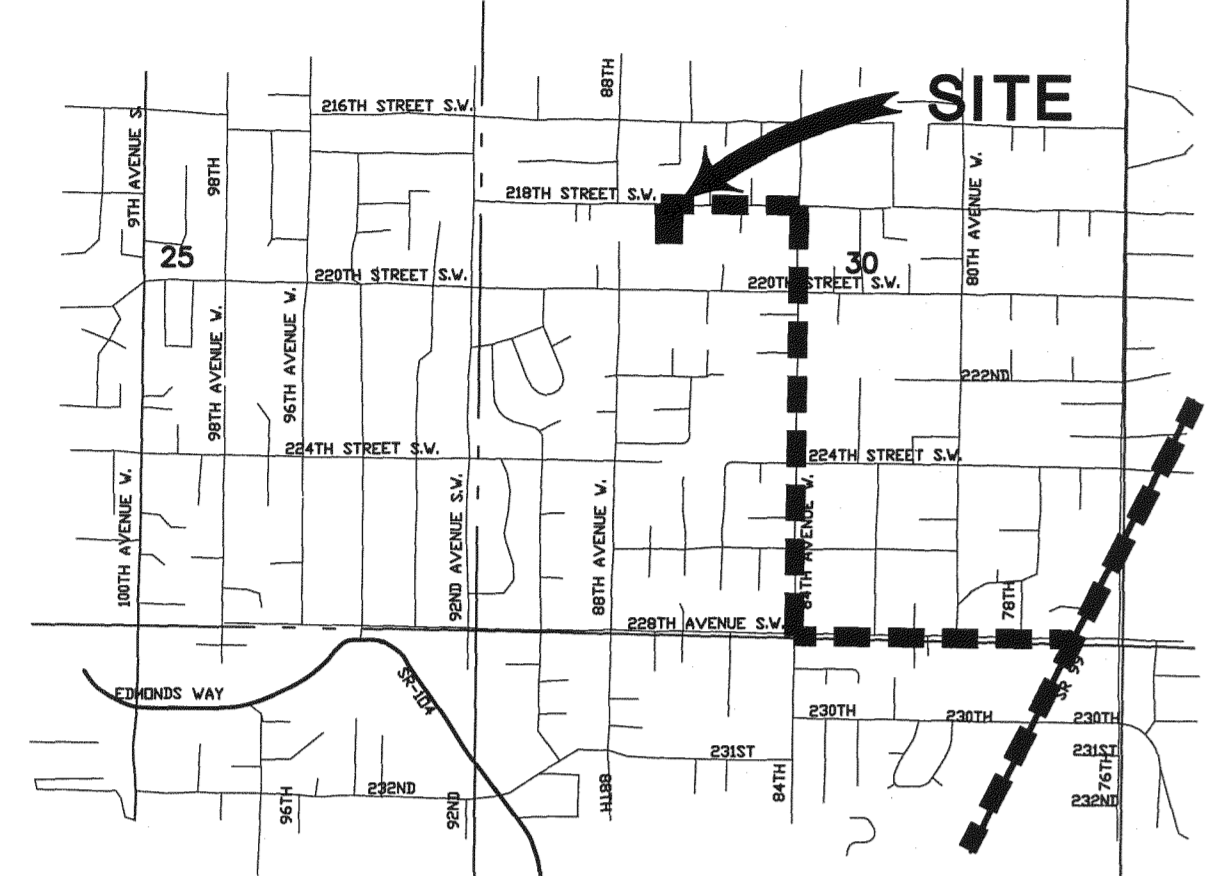
02/12/14

RCA 11-12-13
 JMY 01-08-14
 JMY 02-12-14

REVISIONS
 1. Added per 1st City Review Comments
 2. Revised per 2nd City Review Comments
 2. Revised per 3rd City Review Comments



FRONTAGE IMPROVEMENT PLAN
 SCALE: 1"=30'



HAUL ROUTE MAP
 SCALE: 1"=1500'

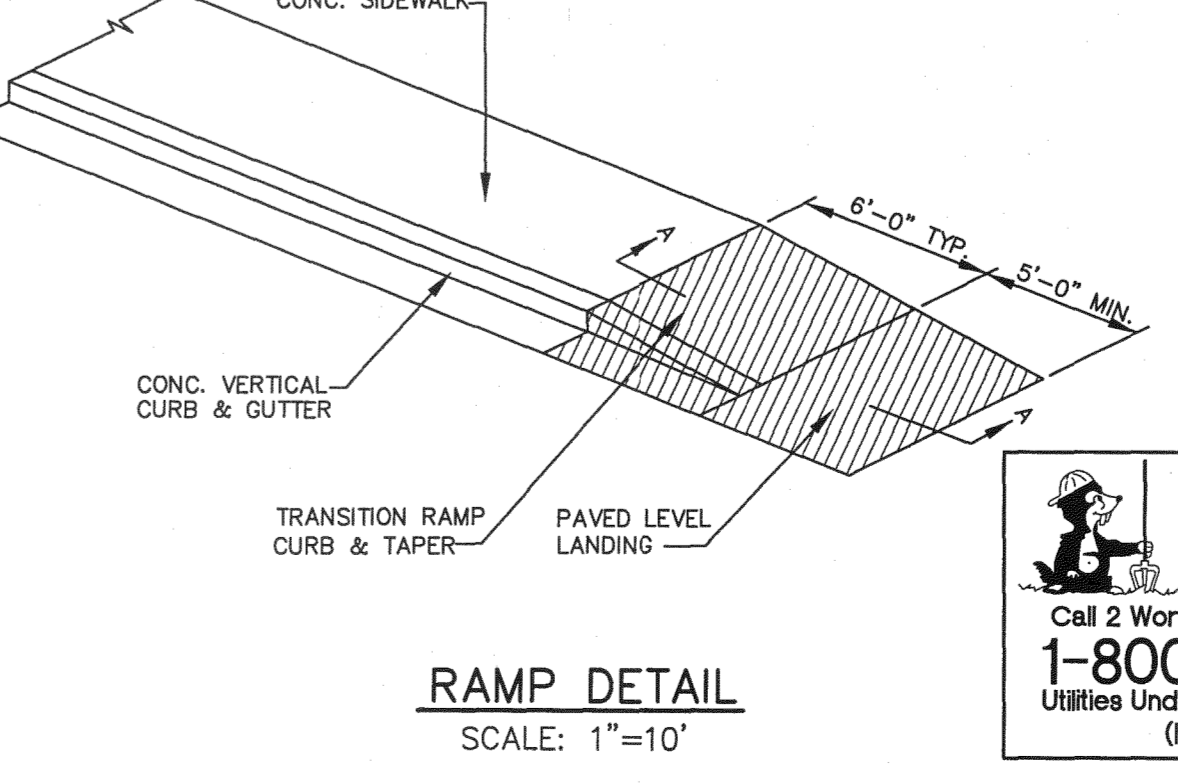
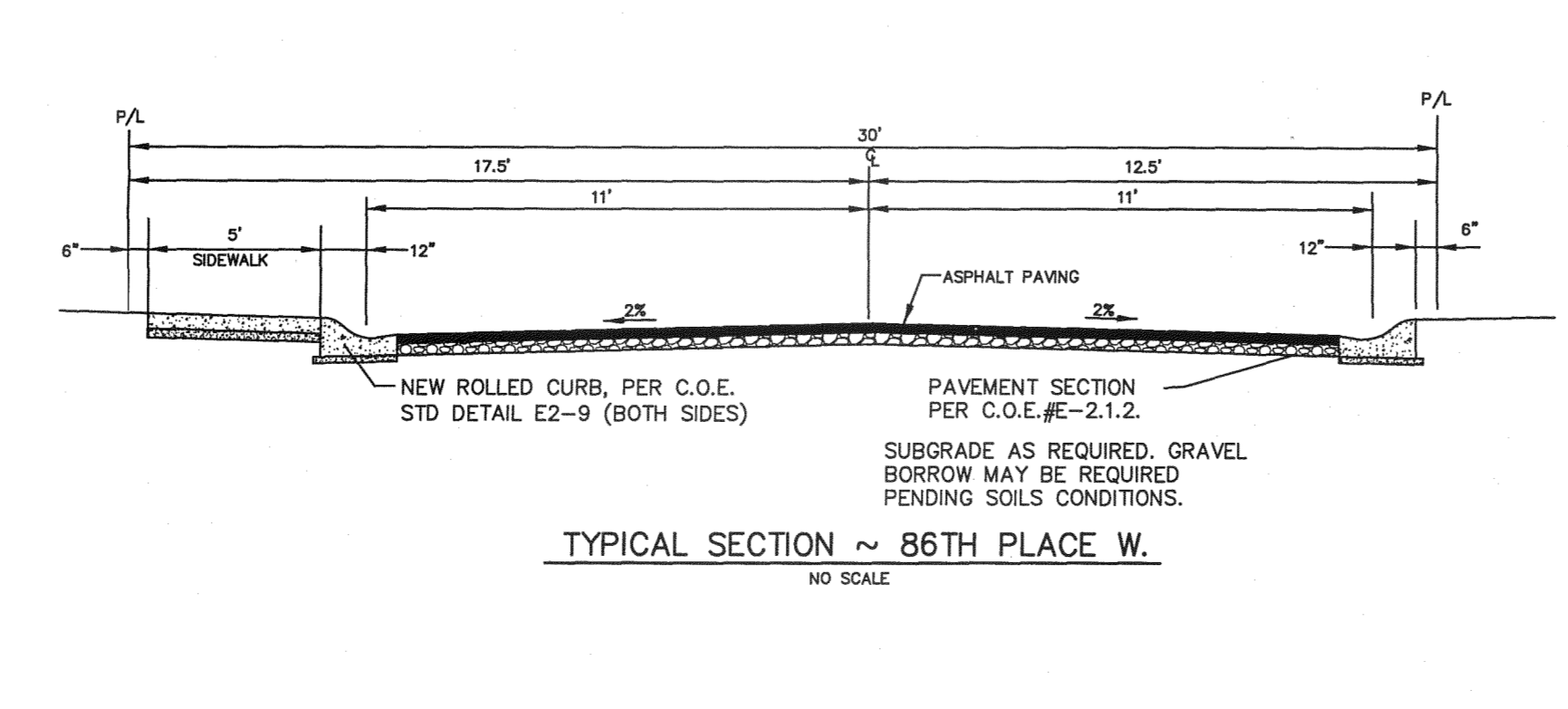
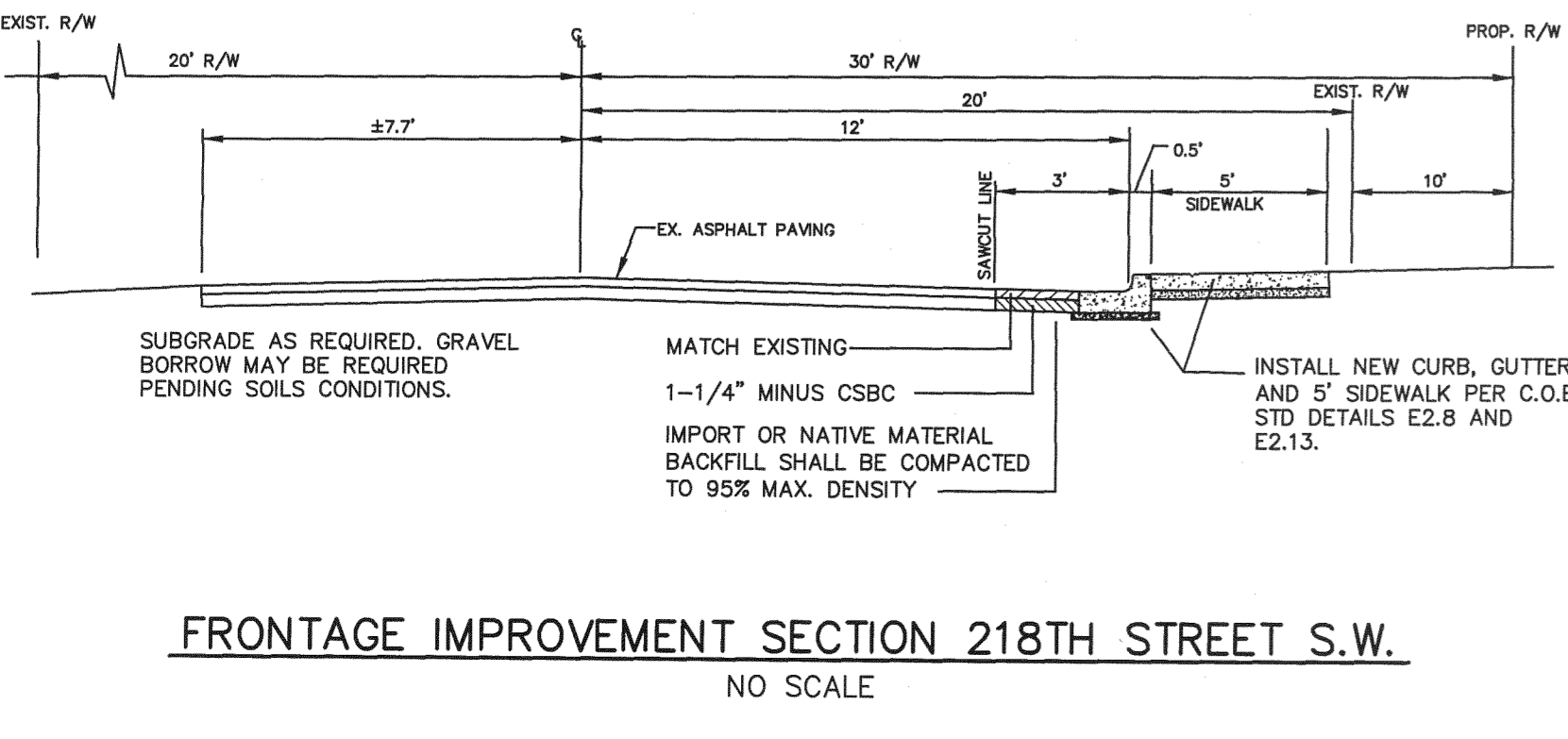
NOTE:
 ANY SIGNAGE MATERIALS SUBMITTAL SHALL BE PROVIDED TO THE CITY FOR APPROVAL PRIOR TO INSTALLATION OF ANY SIGNAGE.

CITY OF EDMONDS
 STANDARD DETAIL
TYPICAL HMA AND UTILITY PATCH
 APPROVED BY: D. GEBERT 7/29/05
 DATE: 7/24/01
 SCALE: NTS
 DWG NO.: E2.3

CITY OF EDMONDS
 STANDARD DETAIL
STREET AND ADDRESS SIGNS
 APPROVED BY: D. GEBERT 10/6/03
 DATE: 7/24/01
 SCALE: NTS
 DWG NO.: E8.3

CITY OF EDMONDS
 STANDARD DETAIL
TRAFFIC STREET SIGNS
 APPROVED BY: D. GEBERT 10/6/03
 DATE: 7/24/01
 SCALE: NTS
 DWG NO.: E8.4

CITY OF EDMONDS
 STANDARD DETAIL
ASPHALT THICKENED EDGE
 APPROVED BY: D. GEBERT 04/2/07
 DATE: 7/24/01
 SCALE: NTS
 DWG NO.: E2.11



SECTION A-A

APPROVED FOR CONSTRUCTION
 CITY OF EDMONDS
 DATE: February 24, 2014
 BY: [Signature]
 CITY ENGINEERING DIVISION

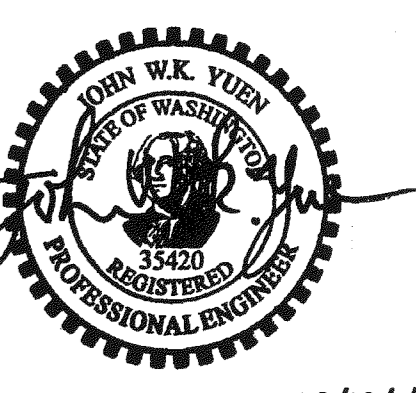
FRONTAGE IMPROVEMENTS & SIGNAGE PLAN
 FOR
ECHELBARGER'S SHAW LANE
 IN SE 1/4, NE 1/4 OF SECTION 30, T.27N., R.4E., W.M.
 CITY OF EDMONDS
 SNOHOMISH COUNTY, WASHINGTON

SCALE: 1"=30'

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SHEET
 C11
 OF 12



02/12/14

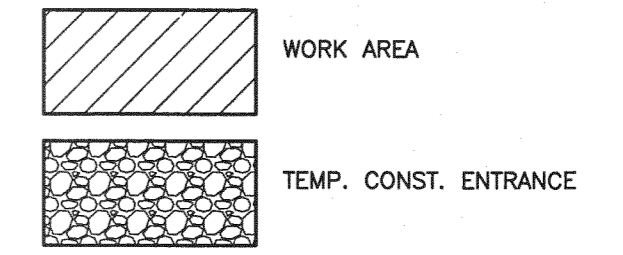
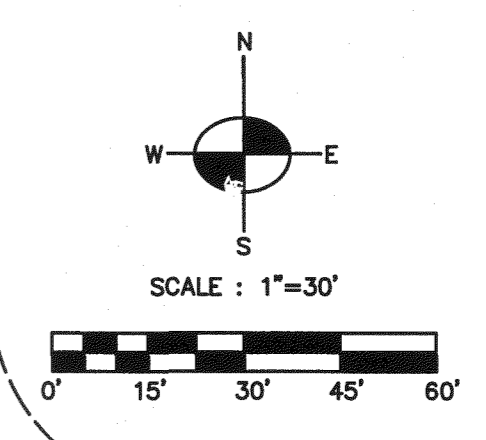
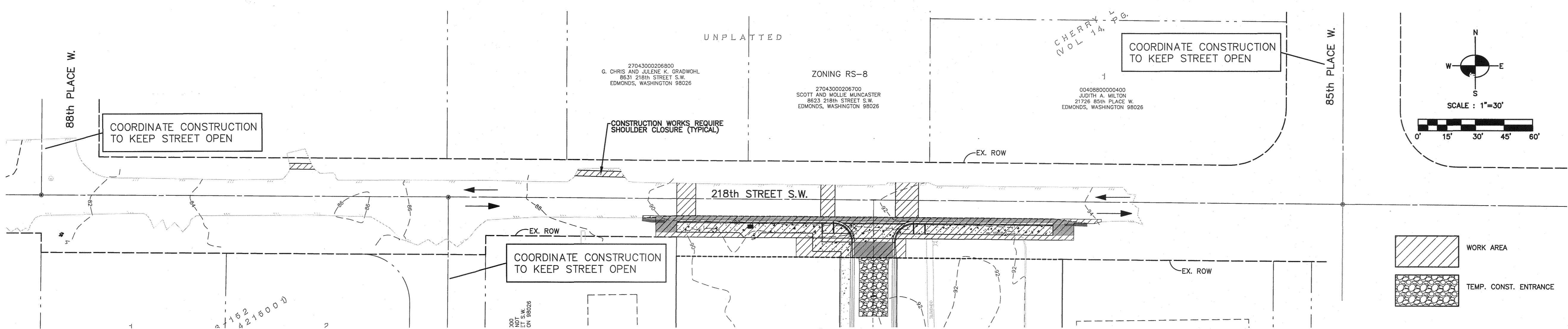
RCA 11-12-13
 JWY 01-06-14

REVISIONS
 1. Added per 1st City Review Comments
 2. Revised per 2nd City Review Comments

02/12/14

TRAFFIC CONTROL & HAUL ROUTE PLAN
 FOR
ECHELBARGER'S SHAW LANE
 IN SE 1/4, NE 1/4 OF SECTION 30, T.27N., R.4E., W.M.
 CITY OF EDMONDS
 SNOHOMISH COUNTY, WASHINGTON

SCALE	1"=30'
DRAWN	RCA
CHECKED	JWY
DATE	5-24-13
PPN	PLN20120043
LSA FILE NO.	5383
SHEET	C12
OF	12



SIGN SPACING = X (1)

RURAL ROADS & URBAN ARTERIALS	35 / 40 MPH	350' ±
RURAL ROADS, URBAN ARTERIALS	25 / 30 MPH	200' ± (2)
RESIDENTIAL & BUSINESS DISTRICTS	25 MPH OR LESS	100' ± (2)

(1) ALL SPACING MAY BE ADJUSTED TO ACCOMMODATE INTERSECTIONS AND DRIVEWAYS.
 (2) THIS SPACING MAY BE REDUCED IN URBAN AREAS TO FIT ROADWAY CONDITIONS.

MINIMUM SHOULDER TAPER LENGTH = L/3 (feet)

SHOULDER WIDTH (ft)	Posted Speed (mph)						
	25	30	35	40	45	50	55
8'	40	42	60	90	-	-	-
10'	40	60	90	90	-	-	-

USE A 3 DEVICES TAPER FOR SHOULDERS LESS THAN 8'

CHANNELIZATION DEVICE SPACING (feet)

MPH	TAPER	TANGENT
35/40	30	60
25/30	20	40

BUFFER DATA

LONGITUDINAL BUFFER SPACE = B

SPEED (MPH)	25	30	35	40	45	50	55	60	65	70
LENGTH (ft)	155	200	300	300	425	495	570	645	-	-

BUFFER VEHICLE ROLL AHEAD DISTANCE = R

TRANSPORTABLE ATTENUATOR	30 FEET MIN. TO 100 FEET MAX.
PROTECTIVE VEHICLE	NO SPECIFIED DISTANCE REQUIRED

BUFFER DATA

LONGITUDINAL BUFFER SPACE = B

SPEED (MPH)	25	30	35	40	45	50	55	60	65	70
LENGTH (ft)	155	200	250	305	360	425	495	570	645	-

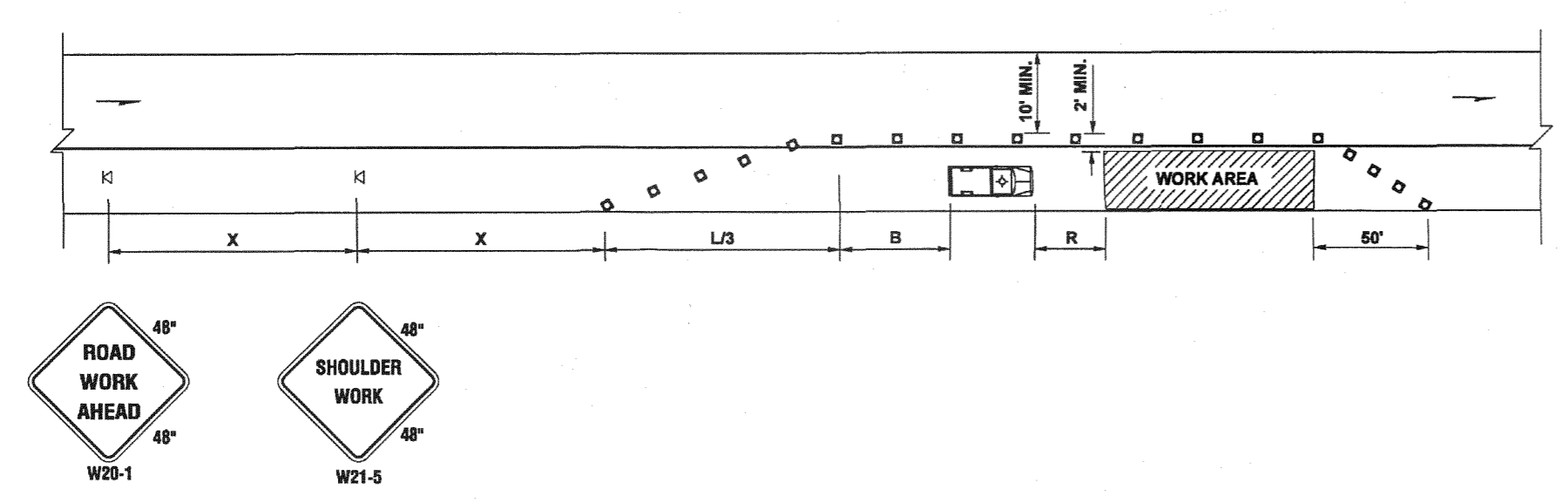
BUFFER VEHICLE ROLL AHEAD DISTANCE = R

TRANSPORTABLE ATTENUATOR	30 FEET MIN. TO 100 FEET MAX.
PROTECTIVE VEHICLE	NO SPECIFIED DISTANCE REQUIRED

SIGN SPACING = X (1)

RURAL HIGHWAYS	60 / 65 MPH	800' ±
RURAL ROADS	45 / 50 MPH	600' ±
RURAL ROADS & URBAN ARTERIALS	35 / 40 MPH	350' ±
RURAL ROADS, URBAN ARTERIALS, RESIDENTIAL & BUSINESS DISTRICTS	25 / 30 MPH	200' ± (2)
URBAN STREETS	25 MPH OR LESS	100' ± (2)

(1) ALL SPACING MAY BE ADJUSTED TO ACCOMMODATE INTERSECTIONS AND DRIVEWAYS.
 (2) THIS SPACING MAY BE REDUCED IN URBAN AREAS TO FIT ROADWAY CONDITIONS.

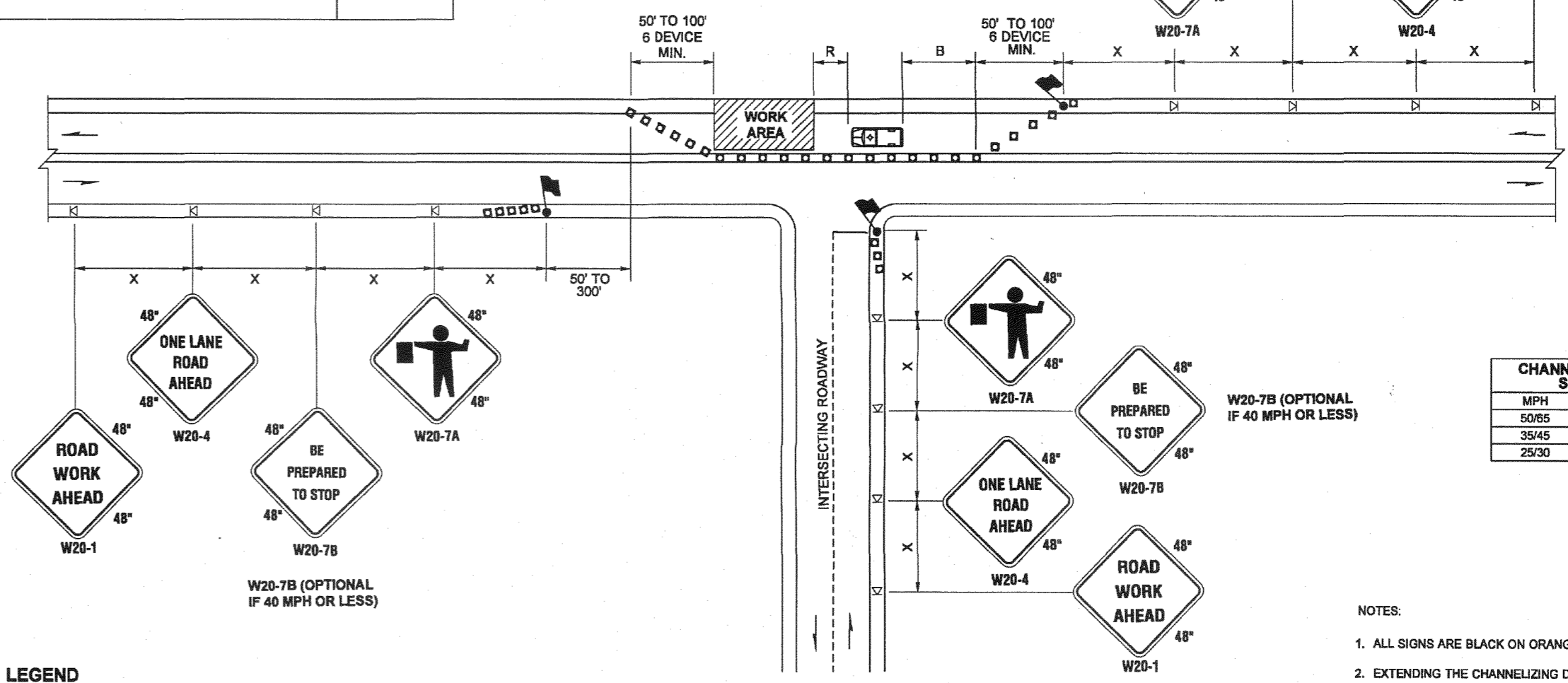


LEGEND

- TEMPORARY SIGN LOCATION
- CHANNELIZING DEVICES
- PROTECTIVE VEHICLE

SHOULDER CLOSURE - LOW SPEED
 (40 MPH OR LESS)
 NOT TO SCALE

- NOTES:**
1. DEVICE SPACING FOR THE DOWNSTREAM TAPER SHALL BE 20'.
 2. ALL SIGNS ARE BLACK ON ORANGE.
 3. NO FLAGGERS OR SPOTTERS.



LEGEND

- FLAGGING STATION
- TEMPORARY SIGN LOCATION
- CHANNELIZING DEVICES
- PROTECTIVE VEHICLE

ONE-LANE, TWO-WAY TRAFFIC CONTROL WITH FLAGGERS
 NOT TO SCALE

CHANNELIZATION DEVICE SPACING (feet)

MPH	TAPER	TANGENT
50/65	10 to 20	80
35/45	10 to 20	80
25/30	10 to 20	40

- NOTES:**
1. ALL SIGNS ARE BLACK ON ORANGE.
 2. EXTENDING THE CHANNELIZING DEVICE TAPER ACROSS SHOULDER IS RECOMMENDED.
 3. NIGHT WORK REQUIRES ADDITIONAL ROADWAY LIGHTING AT FLAGGING STATIONS. SEE THE STANDARD SPECIFICATIONS FOR ADDITIONAL DETAILS.
 4. SEE SPECIAL PROVISIONS FOR WORK HOUR RESTRICTIONS.

TRAFFIC CONTROL PLAN NOTES

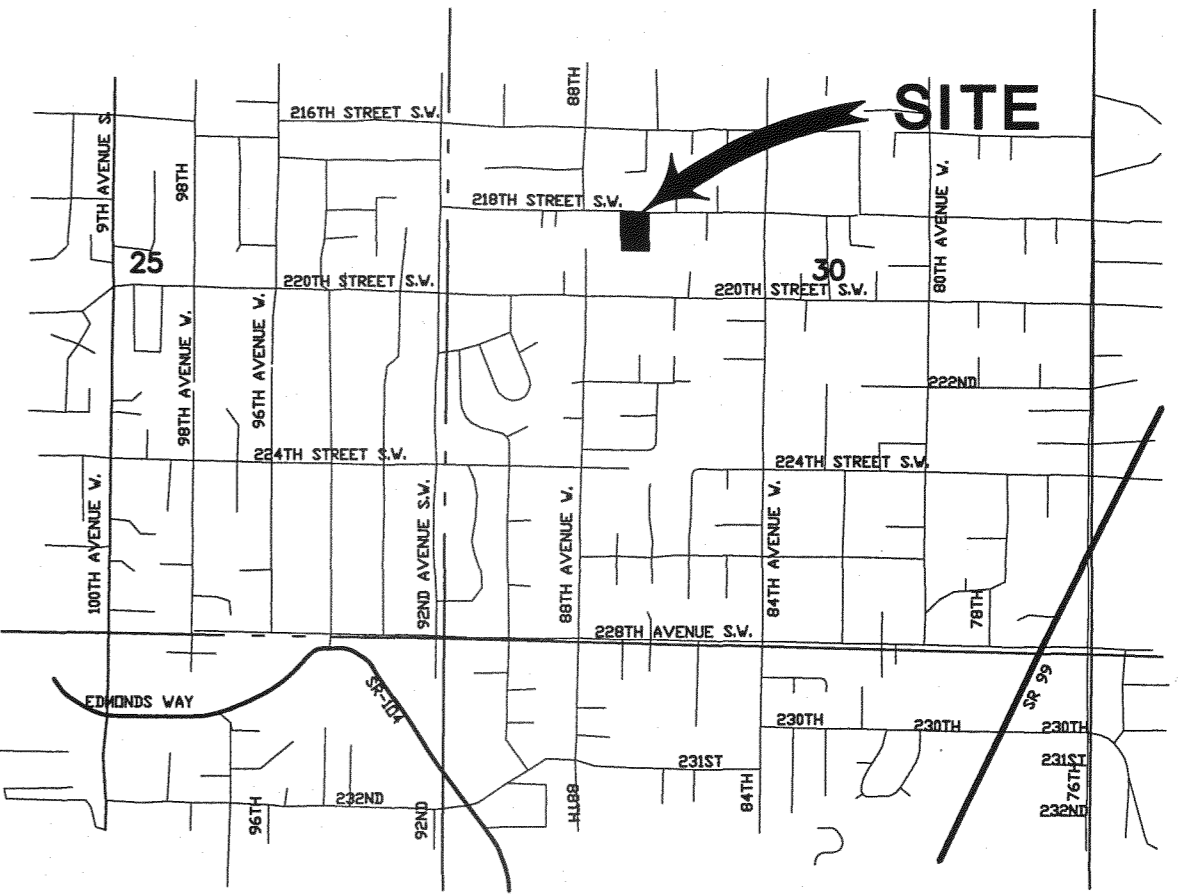
1. ALL TRAFFIC CONTROL SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
2. FLAGGER(S), BARRICADES AND SIGNS SHALL CONFORM TO THE STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
3. ALL FLAGGERS ARE TO BE EQUIPPED WITH ORANGE SAFETY VESTS AND HEAD GEAR APPROPRIATE FOR FLAGGING TRAFFIC WITHIN THE PUBLIC RIGHT-OF-WAY AND SHALL HAVE VALID FLAGGING CARDS FROM THE DEPARTMENT OF LABOR AND INDUSTRIES.
4. AFTER WORK WITHIN THE TRAVELED ROADWAY IS COMPLETED AT THE END OF EACH DAY, THE ROAD SHALL BE COMPLETELY OPEN TO TRAFFIC AND ALL EQUIPMENT SHALL BE OUT OF THE TRAVELED ROADWAY. ALL NONAPPLICABLE SIGNS SHALL BE REMOVED, TURNED OR COVERED DAILY WHEN CONDITION NO LONGER EXISTS.
5. ACCESS BY EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES.
6. CONSTRUCTION SIGNS AND DELINEATORS SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR.
7. APPROVED TRAFFIC CONTROL SIGNS AND MARKINGS ON PRIVATE PROPERTY SHALL BE PROVIDED, INSTALLED AND MAINTAINED BY THE PROPERTY OWNER.
8. TRAFFIC CONTROL PLAN IS SUBJECT TO CHANGE PRIOR TO CONSTRUCTION.
9. ADDITIONAL SIGNING AND FLAGGING MAY BE REQUIRED AS CONDITIONS WARRANT.
10. SHOULD A PROPOSED SIGN LOCATION FALL WITHIN A PRIVATE DRIVEWAY, CONTRACTOR TO ADJUST LOCATION OF SIGN TO FALL 5'+ BEYOND EDGE OF DRIVEWAY IN DIRECTION OF ROAD TRAFFIC. (10' MAX. FROM PLAN LOCATION). DRIVEWAY ACCESS SHALL BE MAINTAINED AT ALL TIMES.
11. ALL EQUIPMENT AND MATERIALS REQUIRED FOR TRAFFIC CONTROL SHALL BE FURNISHED, INSTALLED AND MAINTAINED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY INSPECTOR OR ENGINEER.

BASIS OF BEARINGS

THE CENTERLINE OF 218th STREET S.W. AS MONUMENTED PER PLAT OF ESPERANCE COURT RECORDED UNDER AUDITOR'S FILE NUMBER 9904015008, SNOHOMISH COUNTY, WASHINGTON

BENCH MARK

TOP OF CONCRETE MONUMENT IN CASING AT THE INTERSECTION OF 86th PLACE W. AND 218th STREET S.W.
 ELEVATION : 100.00
 DATUM : ASSUMED

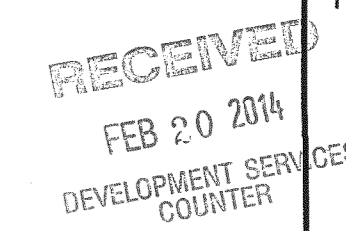


VICINITY MAP
 SCALE: 1"=1500'

Call 2 Working Days Before You Dig
1-800-424-5555
 Utilities Underground Location Center
 (ID.MT.ND.OR.WA)

APPROVED FOR CONSTRUCTION
 CITY OF EDMONDS

DATE: February 24, 2014
 BY: [Signature]
 CITY ENGINEERING DIVISION



DESIGN CRITERIA

VERTICAL LOADS ON VAULT LID:

DESCRIPTION:	LIVE LOAD:	DEAD LOAD:
UNIFORM LIVE LOAD	150PSF *	NA
TRUCK WHEEL LOADS	----- H920-44 * -----	

SOIL COVER DEPTH VARIES FROM 1.8FT MIN TO 2.8FT MAX

* UNIFORM LIVE LOAD AND TRUCK LOAD NEED NOT BE APPLIED CONCURRENTLY.

FOUNDATION DESIGN:
FOUNDATION DESIGN IS BASED ON THE FOLLOWING VALUES:

ALLOWABLE BEARING PRESSURE:	5,000 PSF
LATERAL EARTH PRESSURES ON VAULT- DRAINED LEVEL BACKFILL AT REST CONDITION:	50 PCF EFW
ACTIVE CONDITION:	35 PCF EFW
SEISMIC PRESSURE COMPONENT:	E = 10H PSF UNIFORM (ASSUMED VALUE)

SATURATED SOIL DENSITY: 125 PCF

CONCRETE

CONCRETE REQUIREMENTS:

LOCATION	STRENGTH	MAX W/C RATIO
VAULT WALLS	4000PSI @ 28 DAYS	0.50
FTGS & GRADE SLAB	4000PSI @ 28 DAYS	0.50
PLANK VOID FILL	3000PSI TO MEET PLANK MFGRS RQMT'S	
PLANK JOINT GROUT	3000PSI TO MEET PLANK MFGRS RQMT'S	

AIR CONTENT:
CONCRETE EXPOSED TO WEATHER SHALL CONTAIN 5% +/-1% ENTRAINED AIR.

MIX DESIGN:
SHALL BE BASED ON FIELD EXPERIENCE OR TRIAL MIXTURES IN CONFORMANCE WITH THE SPECIFICATIONS.

MATERIAL REQUIREMENTS:
CEMENT: ASTM C150. ADMIXTURES: ACI 301.
AGGREGATES: ASTM C33. WATER: ASTM C94.

PLACING REQUIREMENTS:

PLACING:
PLACE CONCRETE AS NEARLY AS PRACTICABLE TO ITS FINAL POSITION TO AVOID SEGREGATION. THE FREE UNCONFINED FALL OF THE CONCRETE SHALL NOT EXCEED 5 FEET.

DEBRIS:
REMOVE ALL DEBRIS FROM FORMS PRIOR TO PLACING CONCRETE.

CONSOLIDATION:
CONSOLIDATE CONCRETE BY SUITABLE MEANS. THOROUGHLY WORK CONCRETE AROUND EMBEDDED ITEMS AND INTO CORNERS OF FORMS.

CURING REQUIREMENTS:

CURING:
CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A SUITABLE PERIOD OF TIME AFTER PLACEMENT.

WEATHER CONDITIONS:
ADEQUATE PRECAUTIONS SHALL BE TAKEN DURING HOT AND COLD WEATHER IN ACCORDANCE WITH THE SPECIFICATIONS.

LID PLANK PLACEMENT:

IN NO CASE SHALL THE LID PLANKS BE PLACED BEFORE THE WALLS HAVE BEEN ALLOWED A MINIMUM OF 3 DAYS OF CURE. WHEN AVERAGE AMBIENT TEMPERATURES ARE LESS THAN 50 DEGREES FAHRENHEIT, THE CONTRACTOR MUST ALLOW A MINIMUM CURE TIME OF 7 DAYS OR PROVIDE AN ADDITIONAL SET OF CYLINDERS TO BE BROKEN AT THE TIME OF LID PLACEMENT DEMONSTRATING A MINIMUM CONCRETE STRENGTH OF 1,000 PSI HAS BEEN REACHED.

REINFORCING BAR

MATERIAL REQUIREMENT:

REINFORCING BARS:
USE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60, EXCEPT AS NOTED ON THE DRAWINGS.

FABRICATION AND PLACING REQUIREMENTS:

BENDING:
BARS SHALL BE BENT COLD. BARS PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT UNLESS NOTED OR SHOWN OTHERWISE OR AUTHORIZED BY THE ENGINEER.

PLACING:
REINFORCEMENT SHALL BE SUPPORTED AND TIED TO PREVENT DISPLACEMENT BY CONSTRUCTION LOADS OR BY PLACING OF CONCRETE. MAXIMUM SPACING OF SUPPORTS SHALL BE 3'-6".

CONCRETE COVER:
MINIMUM CONCRETE COVER FOR REINF. SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:

CONCRETE CAST AGAINST EARTH	3"
CONCRETE CAST AGAINST FORMS AND EXPOSED TO EARTH	2"

WET SETTINGS:
REINFORCEMENT ANCHOR BOLTS, OR ANY EMBEDDED ITEM WITHIN THE CONCRETE, MAY NOT BE SET INTO THE CONCRETE AFTER IT HAS BEEN POURED WITHIN THE FORMS.

LAP SPLICES:
LAP ALL BARS 24" MIN UNLESS SHOWN OTHERWISE ON THESE DRAWINGS.

GENERAL CONSTRUCTION NOTES

CODE:

VAULT DESIGN AND CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF THE 2012 IBC, ACI-318 & ACI-350 AS ADOPTED BY CITY OF EDMONDS, WASHINGTON.

GENERAL DETAILS:

TYPICAL OR GENERAL NOTES AND DETAILS ON THESE SHEETS SHALL APPLY TO ALL CONSTRUCTION UNLESS SPECIFICALLY NOTED OR SHOWN OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.

DISCREPANCIES:

THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A WRITTEN REQUEST FOR CLARIFICATION UPON FINDING ANY DISCREPANCY OR OMISSION IN THE DRAWINGS OR SPECIFICATIONS.

SHORING & EXCAVATION:

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES, INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES.

WALL BACKFILL:

PRIOR TO BACKFILLING VAULT WALLS THE CONTRACTOR SHALL HAVE PLACED THE LID PLANKS AND PROVIDED A MINIMUM OF 5 DAYS OF CURE ON THE PLANK VOID FILL.

BACKFILL SOIL:

WALL BACKFILL SHALL BE WELL GRADED FREE DRAINING SOIL FREE OF ORGANIC MATERIAL. BACKFILL SHALL BE PLACED IN LIFTS OF NO MORE THAN 8 INCHES AND COMPACTED TO WITHIN 90% OF THE SOILS MAXIMUM DRY DENSITY. ALL COMPACTION OCCURRING WITHIN 5' OF THE WALL SHALL BE COMPLETED USING HAND OPERATED MACHINERY.

SPECIAL INSPECTION PLAN

GENERAL:

SPECIAL INSPECTION BY A QUALIFIED INSPECTOR IS REQUIRED IN ACCORDANCE WITH THE 2012 IBC.

QUALIFICATION:

THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL.

REQUIRED VERIFICATION & INSPECTION:

THE SPECIAL INSPECTOR SHALL PERFORM THE VERIFICATIONS & INSPECTIONS NOTED IN THE SCHEDULE BELOW

INSPECTION & TESTING SCHEDULE		
TYPES OF WORK	FREQ.	2012 IBC SECTION
CAST IN PLACE CONC		
REINFORCING STEEL, PLACEMENT.	P	1910.4
INSTALLATION & FASTENING OF PRECAST PANELS	P	ACI318, CH 6
PLACEMENT OF CONCRETE	C	1910.10
VERIFYING USE OF REQUIRED DESIGN MIX	P	1904.2
TESTING OF THE CONCRETE FOR SPECIFIED STRENGTH, AIR CONTENT AND SLUMP	C	1910.10
SOILS		
VERIFICATION OF SOIL-BEARING CAPACITY:	C	1705.6
INSTALLATION OF DRAINAGE SYSTEM:		
PLACEMENT & COMPACTION OF WALL BACKFILL:		

FREQUENCY LEGEND

C = CONTINUOUS P = PERIODIC
SEE REFERENCES AND STANDARDS LISTED WITHIN THE SCHEDULE FOR MEANING OF PERIODIC AND CONTINUOUS INSPECTIONS.

SUBMITTAL OF REPORTS:

ALL SPECIAL INSPECTION REPORTS AND TESTING REPORTS SHALL BE SUBMITTED TO THE OWNER, SITE STRUCTURES AND THE BUILDING OFFICIAL AT CITY OF EDMONDS BY THE AGENCY PERFORMING THE INSPECTION OR TESTING.

DEFERRED SUBMITTALS

THE FOLLOWING AREAS OF WORK SHALL BE CONSIDERED AS "DEFERRED SUBMITTALS" AS DEFINED IN THE 2012 IBC

- a. PRECAST PRESTRESSED HOLLOW CORE PLANK

ALL DEFERRED SUBMITTALS SHALL BEAR THE STAMP AND SIGNATURE OF A STRUCTURAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF WASHINGTON WHO HAS CURRENT DESIGN EXPERIENCE IN THE TYPE OF WORK REVIEWED.

THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED BY THE ENGINEER OF RECORD.

HOLLOW CORE PLANK

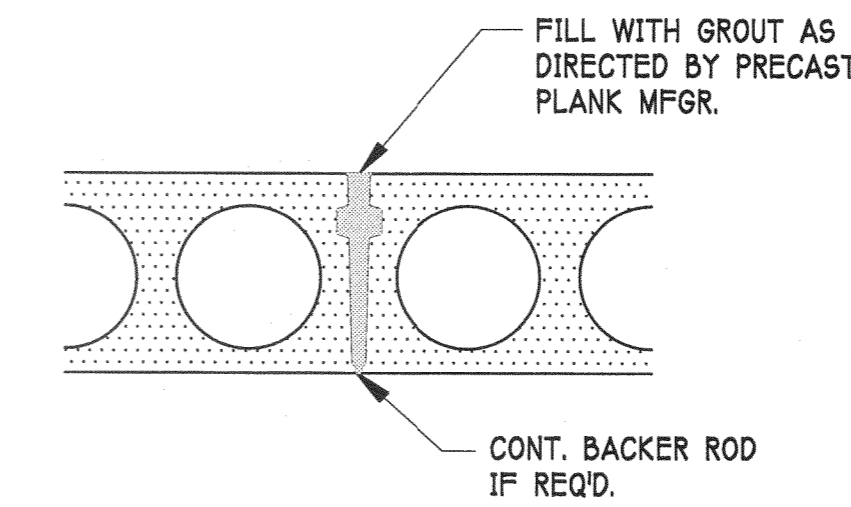
SCOPE OF WORK:

THE WORK INCLUDED IS THE DESIGN, MANUFACTURE AND DELIVERY OF PRECAST PRESTRESSED CONCRETE UNITS. DESIGN PLANK FOR THE MOST CRITICAL OF THE LOADING CONDITIONS AS SHOWN WITHIN THE DESIGN CRITERIA NOTE.

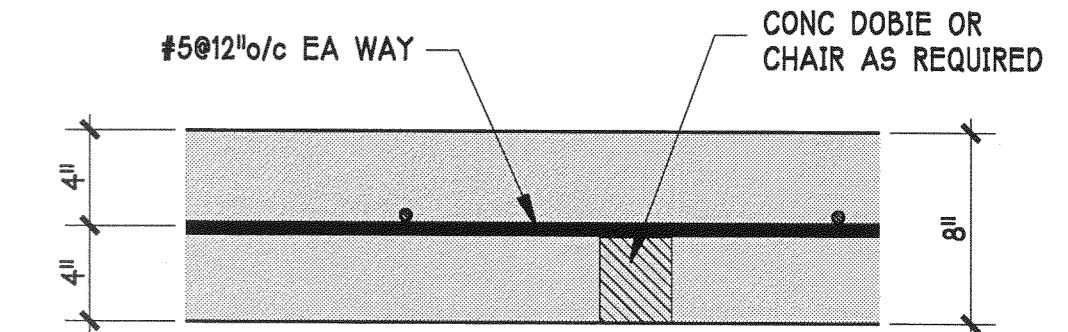
THE MANUFACTURER SHALL SUBMIT STRUCTURAL CALCULATIONS AND PLACEMENT DRAWINGS SIGNED BY A WASHINGTON STATE REGISTERED STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.

THE MANUFACTURER SHALL INSTALL ALL BLOCK OUTS REQUIRED FOR STRUCTURAL CONNECTIONS AS INDICATED ON THESE DRAWINGS. NO OTHER PENETRATIONS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE PLANK MANUFACTURER.

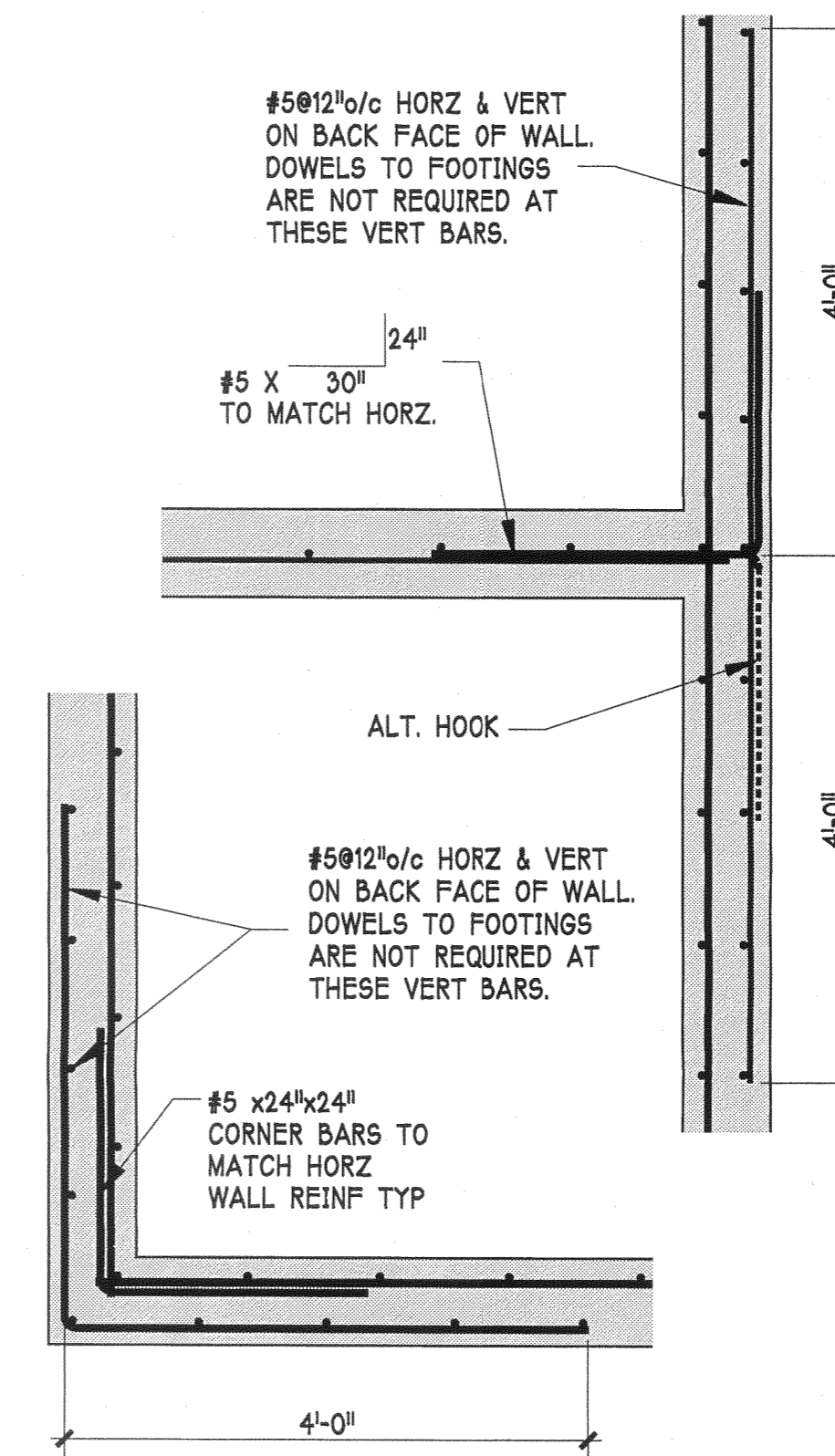
ALL HOLLOW CORE JOINTS SHALL BE GROUTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



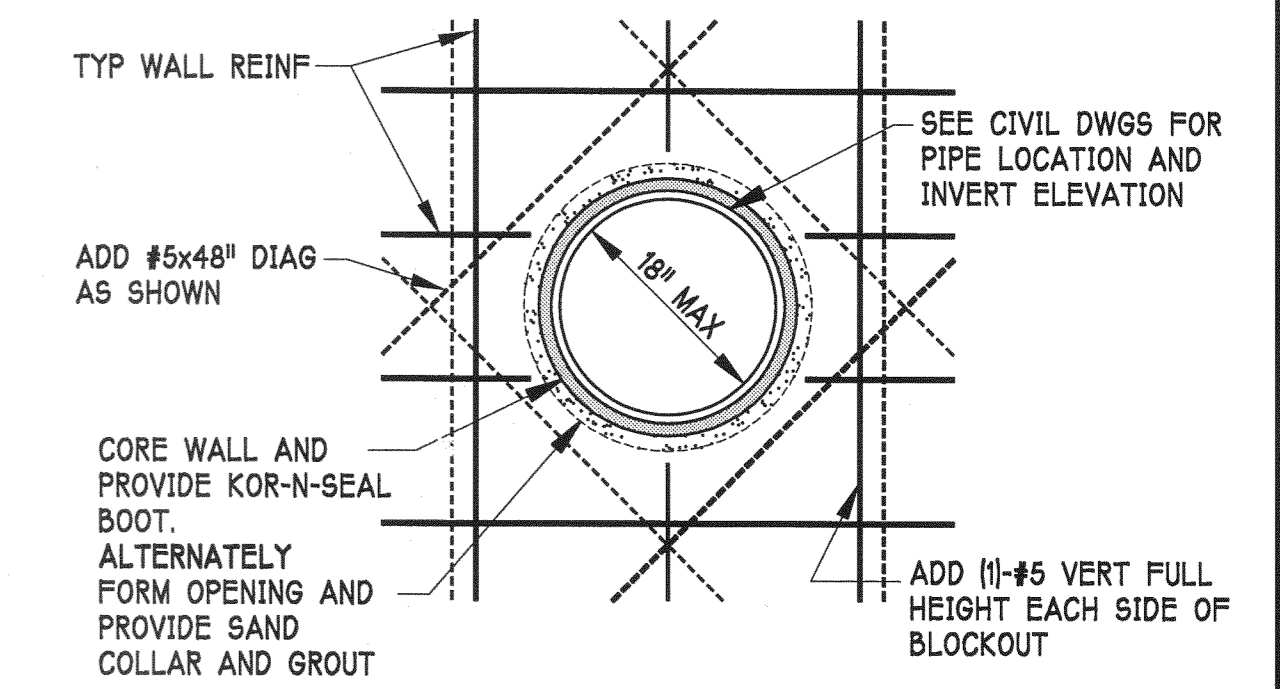
1 S1 TYP PLANK JOINT DETAIL
SCALE 1 1/2"=1'-0"



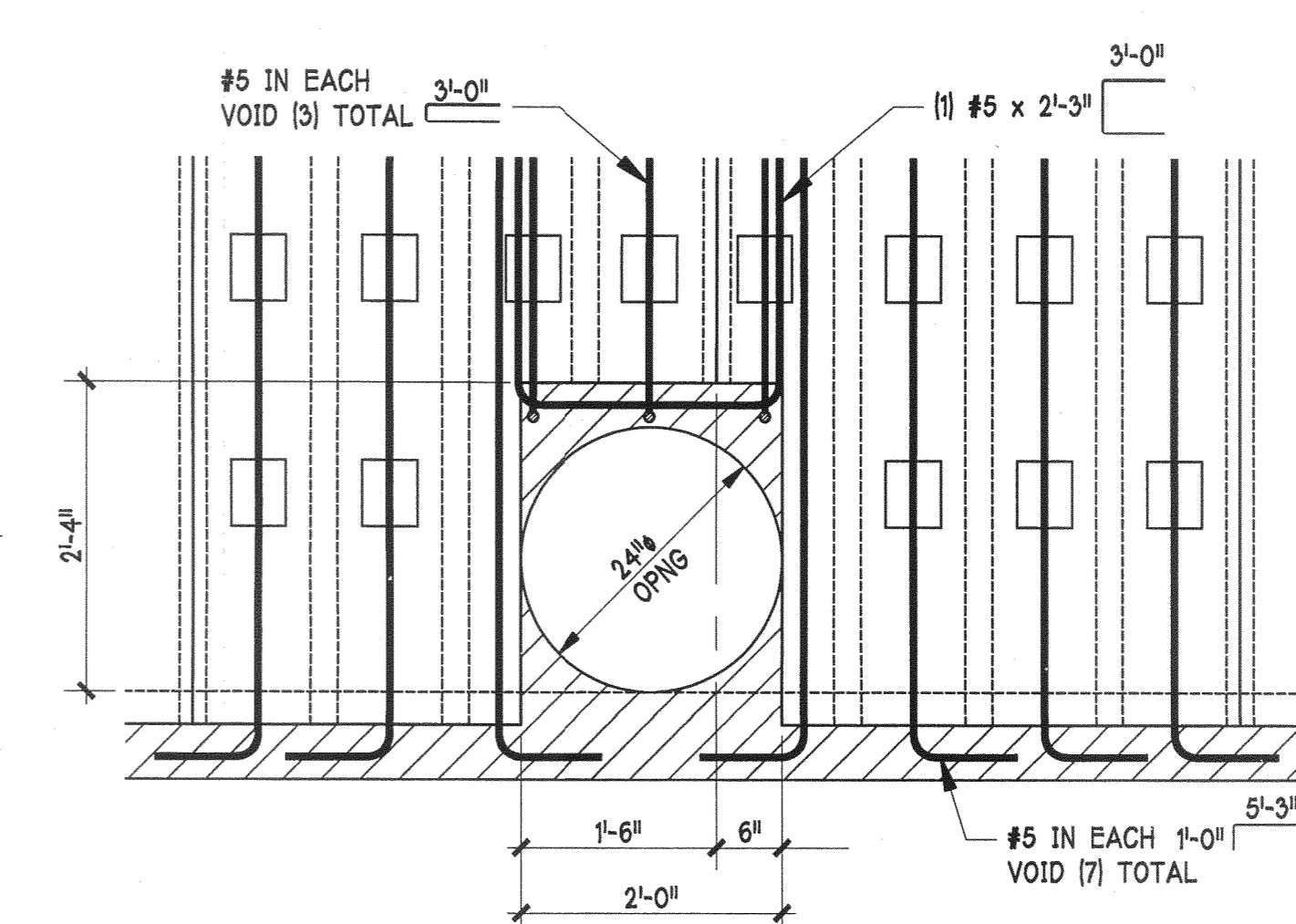
4 S1 TYP GRADE SLAB SECTION
SCALE 1-1/2"=1'-0"



2 S1 TYP WALL CORNER REINFORCING
SCALE 3/4"=1'-0"



5 S1 WALL REINF @ PIPE PENETRATION
SCALE N/A



3 S1 LID REINF @ MANHOLE W/ KNEE-WALL
SCALE 3/4"=1'-0"

Reviewed and Approved by David Evans and Associates, Inc.

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FEB 20 2014
DEVELOPMENT SERVICES
COUNTER

SUBDIVISION FILE NO. PLN20120043
APPROVED FOR CONSTRUCTION
CITY OF EDMONDS
DATE: February 24, 2014
BY: [Signature]
CITY ENGINEERING DIVISION

DATE	DESCRIPTION
11-13-13	ISSUED FOR CONST. PERMIT APPLICATION
12-27-13	INCORP P/C RESPONSE COMMENTS
1-8-14	INCORP CITY REVIEW COMMENTS

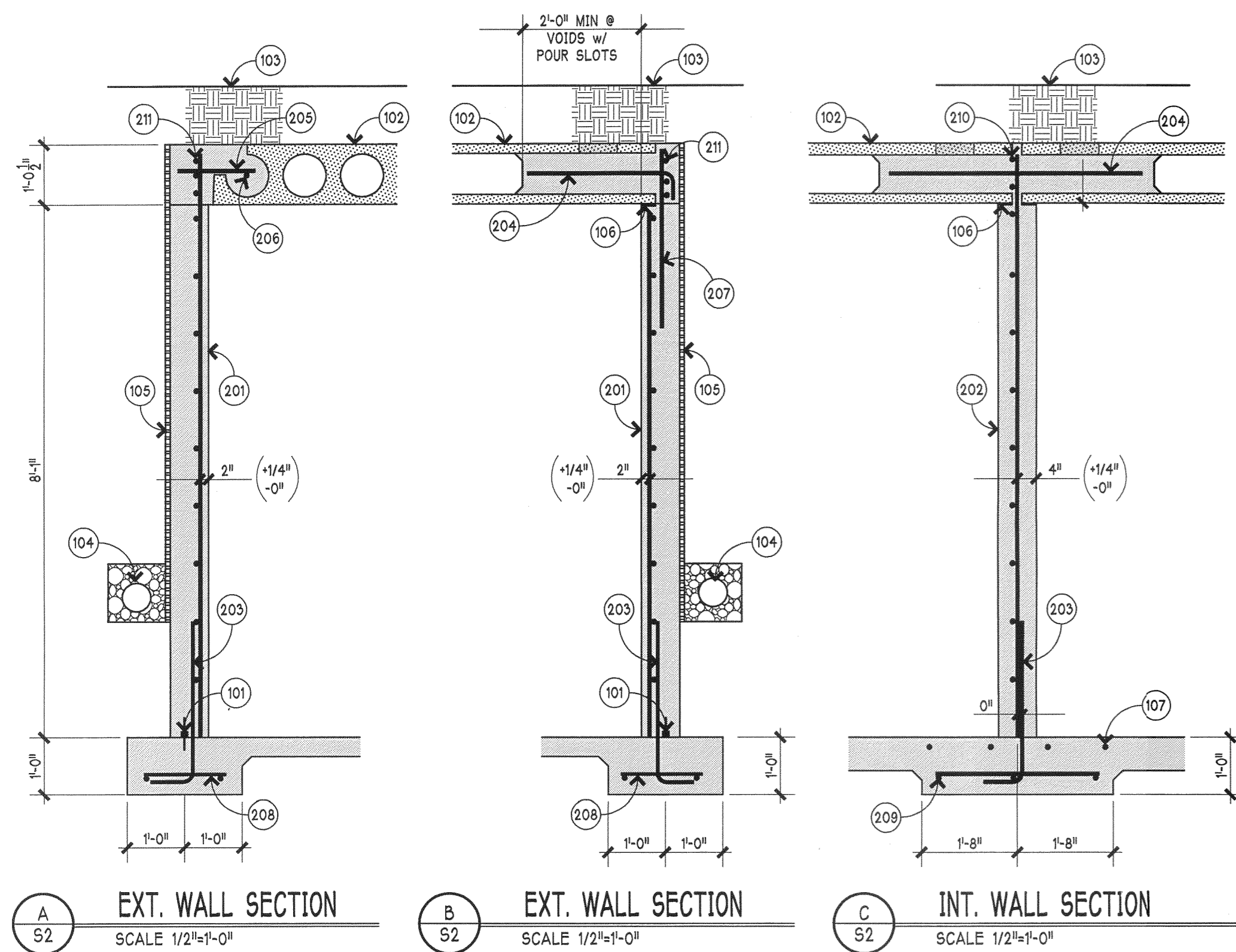
Site Structures
A Division of Koonik Engineering PC
10811 10th AVE SE, SUITE C
EVERETT, WASHINGTON 98208
PH: (425) 987-9800 E-MAIL: DAN@KONIK.COM



**EHELBERGER'S SHAW LANE
STORM WATER DETENTION VAULT
CITY OF EDMONDS WASHINGTON**

**STRUCTURAL NOTES
TYP DETAILS**

**SHEET:
S1 OF 2
S-13-072**



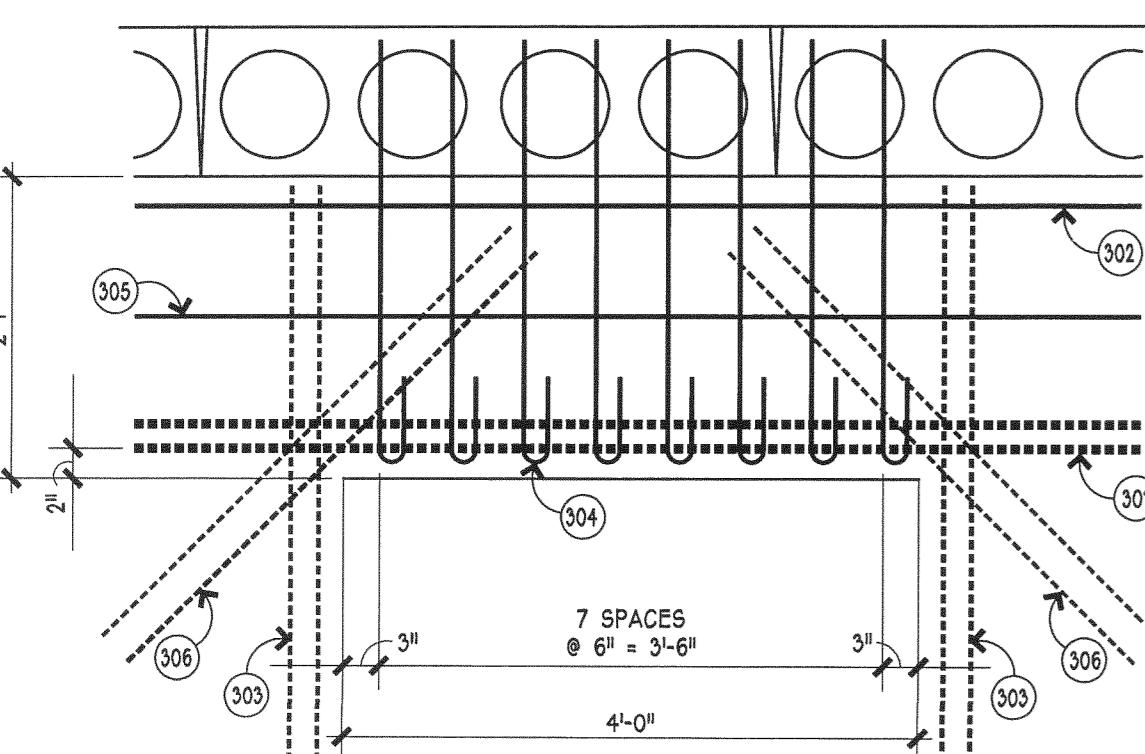
A EXT. WALL SECTION SCALE 1/2"=1'-0"
B EXT. WALL SECTION SCALE 1/2"=1'-0"
C INT. WALL SECTION SCALE 1/2"=1'-0"

WALL SECTION GENERAL KEYNOTES

101. PROVIDE CONTINUOUS 4" PVC WATERSTOP - RIBBED WITH CENTERBULBS AT THE BASE OF ALL PERIMETER WALLS. INSTALL WATERSTOP IN ACCORDANCE WITH ALL MANUFACTURER'S INSTRUCTIONS. PLACE AT THE CENTER OF THE WALL.
102. 12-1/2" THICK PRECAST HOLLOW CORE PLANK.
103. FINISHED GRADE. ELEVATION VARIES. SEE DESIGN CRITERIA ON SHEET S1 FOR APPROXIMATE SOIL DEPTHS OVER THE VAULT LID IN ADDITION TO THE CIVIL DWGS FOR FINAL GRADE ELEVATIONS.
104. 4" PERFORATED PVC FTG DRAIN MIN IE-82.90. WRAPPED IN 12" MINIMUM DRAIN ROCK BEDDING & FILTER FABRIC ROUTE DRAIN TO DISCHARGE POINT AS SHOWN ON THE CIVIL DWGS.
105. APPLY PREFABRICATED DRAINAGE PANEL (MIRADRAIN 6000 OR EQUIVALENT) TO ALL PERIMETER VAULT WALLS. EXTEND DRAINAGE PANEL OVER THE FULL HEIGHT OF THE WALL ABOVE FTG DRAIN I.E. A 1/2" THICK LAYER OF FREE-DRAINING GRANULAR FILL MAY BE USED IN LIEU OF THE DRAINAGE PANEL.
106. PLANK TO BEAR 3" MINIMUM ONTO THE TOP OF THE CONCRETE WALL. SEE PLANK MANUFACTURER'S DRAWINGS FOR FINAL BEARING LENGTH. INSTALL NEOPRENE BEARING PAD AS DETAILED ON THE PRECAST PLANK PLACEMENT DRAWINGS.
107. TOP REINF WITHIN FTG AT 4FT WIDE OPNG. SEE FND PLAN.

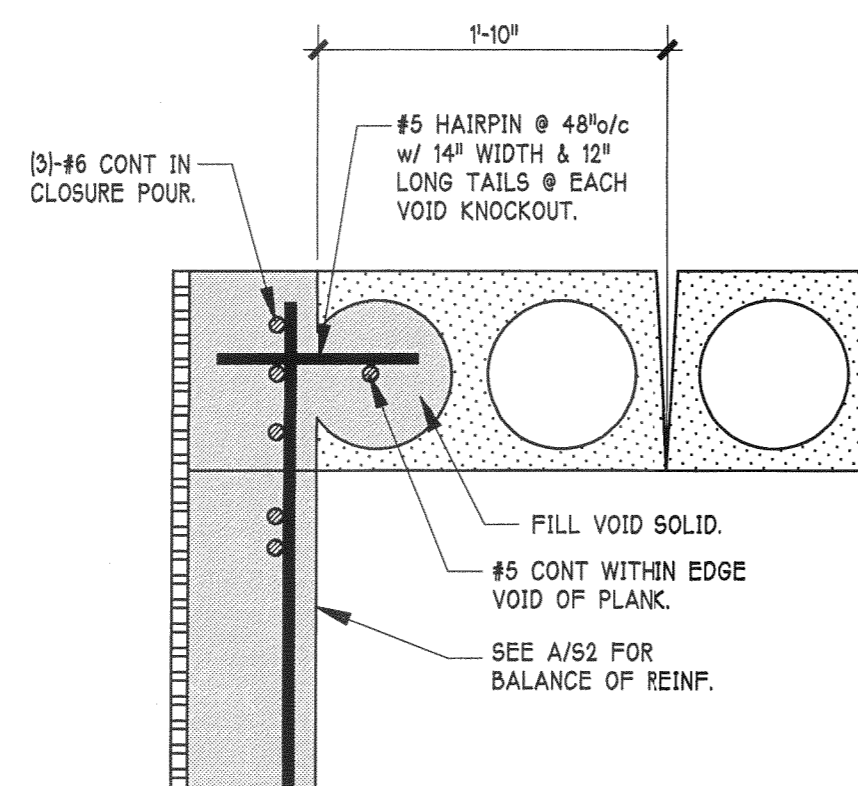
WALL SECTION REINFORCING KEYNOTES

201. 8" THICK CONCRETE WALL REINF W/ #6@11" C HORZ & #5@10" C VERT. PLACE VERT REINF NEAR THE INSIDE FACE OF THE WALL. LAP ALL HORZ BARS 24" MIN @ SPLICE LOCATIONS. PROVIDE 1/4" #6 CONT HORZ BARS @ THE TOP OF THE WALL.
202. 8" THICK CONCRETE WALL REINF W/ #6@11" C HORZ & #5@10" C VERT. PLACE VERT REINF @ THE CENTER OF THE WALL. LAP ALL HORZ BARS 24" MIN @ SPLICE LOCATIONS. PROVIDE 1/4" #6 CONT HORZ BARS @ THE TOP OF THE WALL.
203. #5 FTG TO WALL DOWEL @ EA VERT. PROVIDE STD HOOK @ END OF BAR CAST INTO FOOTING. DOWELS SHALL BE EMBEDDED A MIN. OF 8" +/- 1/2" INTO THE FTG & SHALL EXTEND INTO THE WALL 28" MIN.
204. #5x 24" @ 24" C (#5x4'-0" @ INTERIOR BRG WALL) PLACED SUCH THAT EACH 48" WIDE PLANK RECEIVES (2) BARS. LOCATE BARS IN VOIDS WITH POUR SLOTS AS SHOWN ON THE PRECAST PLANK PLACEMENT DWGS. PROVIDE ADDITIONAL BARS @ EACH PLANK IF REQD AND SHOWN ON THE PRECAST PLANK SHOP DWGS.
205. #5 HAIRPIN W/ 14" WIDTH & 18" LONG TAILS @ EACH VOID KNOCKOUT.
206. #5 CONT WITHIN EDGE VOID OF PLANK.
207. #6 x 2'-6" @ 20" C. BAR TO EXTEND 11" ABOVE TOP OF WALL. PLACE BAR @ THE CENTER OF THE WALL.
208. #4@18" C TRANS & (2) #5 LONG.
209. #5@18" C TRANS & (3) #5 LONG.
210. (2) #5 CONT.
211. (3) #6 CONT. IN CLOSURE POUR.

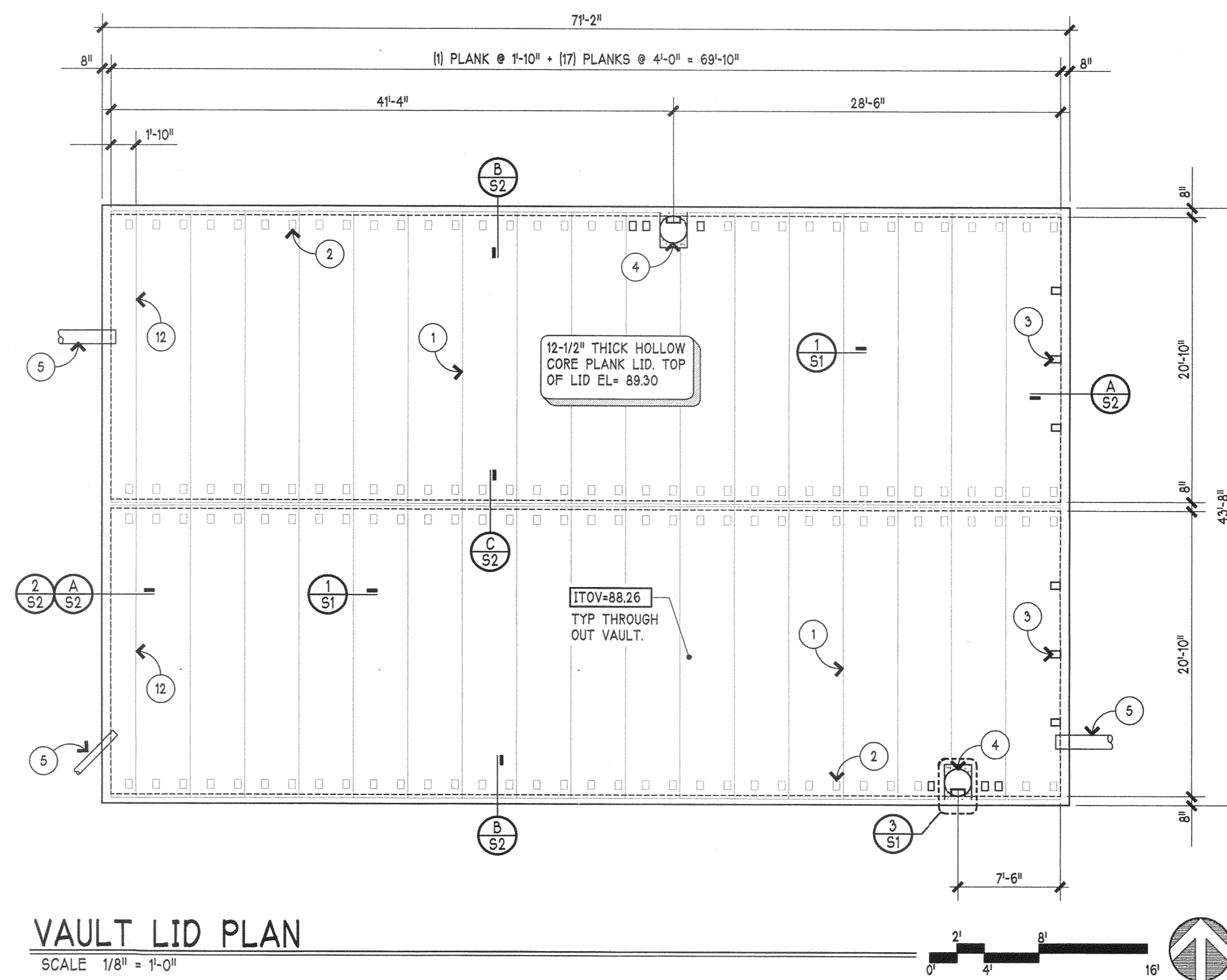


301. (2) #6x8'-0" @ 2' C HORZ HEADER REINF. EXTEND 24" MIN BEYOND EDGE OF OPENING.
302. (2) #5 CONT @ TOP OF WALL.
303. PROVIDE (2) #5 VERT EACH JAMB OF OPENING.
304. #4 @ 6" C VERT. PLACED @ THE CENTER OF THE WALL.
305. TYP WALL HORZ REINF
306. (2) #5 x 4'-0" DIAGONAL BARS EACH CORNER.

1 WALL HEADER DETAIL SCALE 3/4"=1'-0"

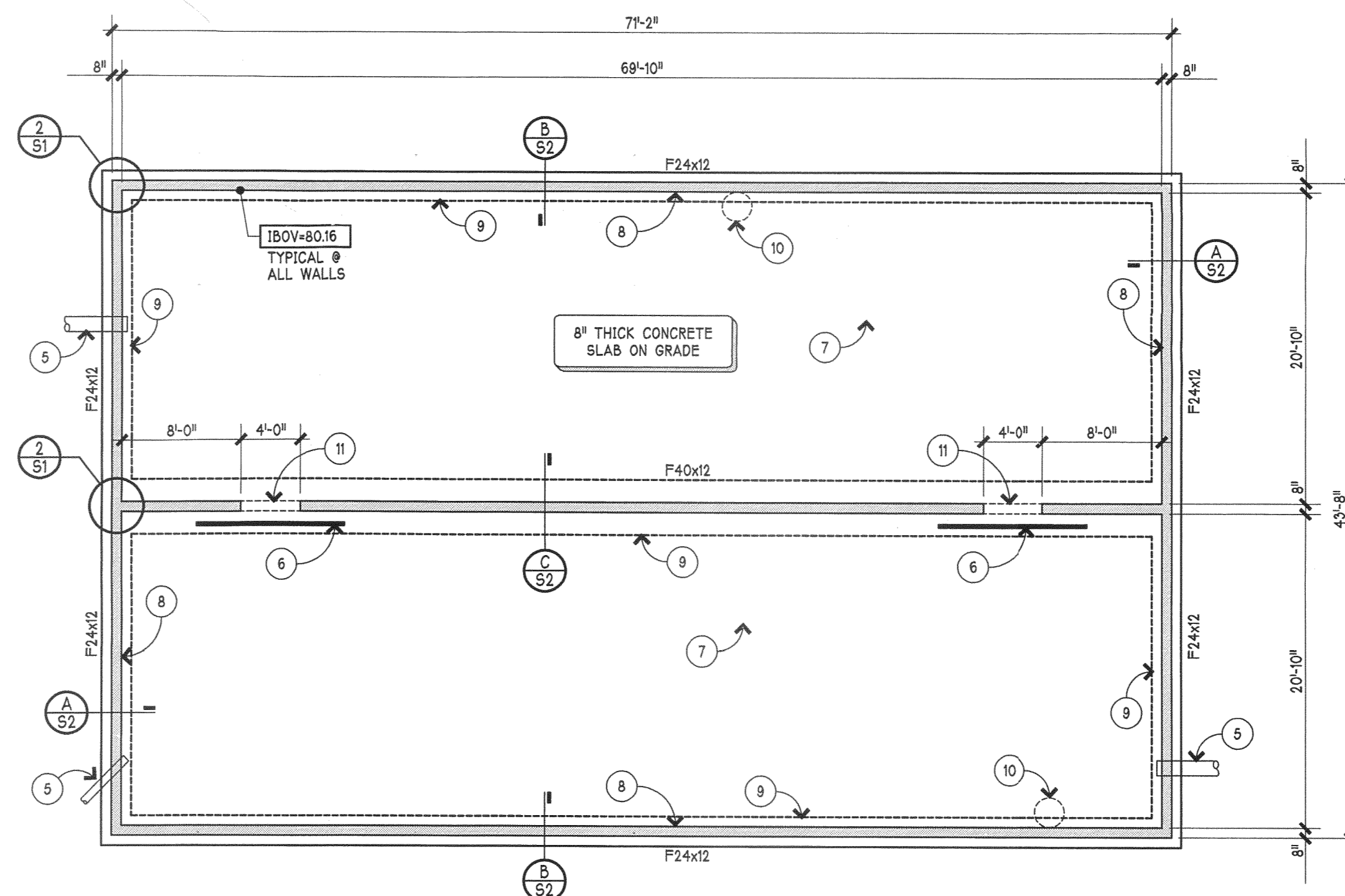


2 CUT PLANK DETAIL SCALE 1"=1'-0"



VAULT LID PLAN

SCALE 1/8" = 1'-0"



VAULT FOUNDATION PLAN

SCALE 1/8" = 1'-0"

PLAN KEYNOTES

1. 12-1/2" THICK PRECAST HOLLOW CORE PLANK. SEE DESIGN CRITERIA NOTES ON SHEET S1 FOR PLANK LOADING REQUIREMENTS.
2. POUR SLOTS IN TOP OF PLANK. MANUFACTURER TO PROVIDE A MINIMUM OF 2 SLOTS @ EACH END OF EACH PLANK. PLANK MANUFACTURER MAY REQUIRE GROUTING OF ADDITIONAL CELLS BEYOND THE MINIMUM OF 2. THE GENERAL CONTRACTOR SHALL INCLUDE GROUTING OF THESE ADDITIONAL CELLS IN HIS BID.
3. PROVIDE BLOCKOUTS IN THE EDGE CELL OF THE PLANK PARALLEL TO THE PERIMETER VAULT WALLS. LOCATE BLOCKOUTS APPROXIMATELY AS SHOWN ON THIS PLAN.
4. 24" DIAMETER OPENING TO ACCEPT RISERS, LADDER, RING AND LOCKING MANHOLE COVER PER CIVIL DRAWINGS. SEE 3/S1.
5. PIPE INLET OR OUTLET TO VAULT. SEE CIVIL DWGS FOR PIPE DIAM. LOCATION & INVERT ELEV. SEE 5/S1 FOR WALL REINF @ PENETRATION. ADDITIONAL REINF. NOT REQUIRED AT PIPE PENETRATIONS LESS THAN 8".
6. ADD (4) #6x10'-0" TOP @ THE 4'-0" WIDE OPNG.
7. 8" THICK CONCRETE SLAB ON GRADE REINF W/ #5@12" C EA WAY PLACED AT THE CENTER OF THE SLAB. CAST GRADE SLAB IN A SINGLE POUR. SEE 4/S1.
8. C.I.P. CONCRETE WALLS AT THE PERIMETER & INTERIOR OF THE VAULT. SEE WALL SCHEDULE ON THIS SHEET FOR THICKNESS & REINFORCING.
9. THICKENED SLAB FOOTINGS TO BE CAST WITH THE GRADE SLAB. SEE FOOTING SECTIONS FOR SIZE & REINF UNO.
10. ACCESS HATCH ABOVE WITH APPROVED LADDER TO FLOOR.
11. 4FT WIDE x 6FT TALL OPENING WITH THE CELL DIVIDER WALL. SEE 1/S2 FOR WALL REINF AT OPENING.
12. CUT PLANK SEE 2/S2 FOR DETAILS.

LEGEND

- ITOV INSIDE TOP OF VAULT LID (TOP OF CONC. WALLS)
- IBOV INSIDE BOTTOM OF VAULT (TOP OF GRADE SLAB)
- CIP CONCRETE WALL
- - - CONCRETE SPREAD FOOTING
- F24x12 24" WIDE x 12" DEEP FTG SEE A&B/S2
- F40x12 40" WIDE x 12" DEEP FTG SEE C/S2

DIMENSIONS & ELEVATIONS

THE CONTRACTOR AND HIS SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS SHOWN ON THESE DRAWINGS WITH THE CURRENT PERMITTED SET OF CIVIL DRAWINGS AND SHALL NOTIFY BOTH THE CIVIL & STRUCTURAL ENGINEERS IN WRITING OF ALL DISCREPANCIES BETWEEN THE CIVIL DWGS AND THESE DWGS PRIOR TO CONSTRUCTION.

CONSTRUCTION LOADS

THE VAULT LID HAS BEEN DESIGNED TO CARRY THE 'DESIGN LOADS' ONLY AFTER VAULT CONSTRUCTION IS COMPLETE. ALL DESIGN CONCRETE AND GROUT STRENGTHS HAVE BEEN ACHIEVED, AND ALL COVER HAS BEEN PLACED OVER THE VAULT WITHIN THE LIMITS SPECIFIED ON THIS DRAWING. ROBOCAT OR OTHER LIGHT EQUIPMENT SHALL BE USED FOR PLACEMENT OF MATERIALS OVER THE VAULT LID. ALTERNATIVELY, ALLOWABLE UNIFORM LOADS ON THE BARE SLAB CAN BE OBTAINED FROM THE PLANK MFGR.

Reviewed & Approved by David Evans & Associates

RECEIVED
 FEB 20 2014
 DEVELOPMENT SERVICE
 COUNTER

SUBDIVISION FILE NO. PLN20120043

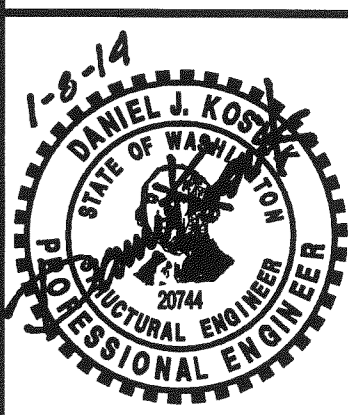
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 CITY OF EDMONDS

DATE: February 24, 2014

BY: [Signature]
 CITY ENGINEERING DIVISION

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Site Structures
 A Division of Koenig Engineering PC
 10011 10th AVE SE, SUITE C
 EVERETT, WASHINGTON 98208
 PH: (425) 367-8800 E-MAIL: DAN@KOEKONIK.COM



**ECHELBARGER'S SHAW LANE
 STORM WATER DETENTION VAULT
 CITY OF EDMONDS
 WASHINGTON**

**VAULT
 LID & FOUNDATION PLANS
 WALL SECTIONS & DETAILS**

SHEET:

S2 OF 2

S-13-072

EHELBERGER'S SHAW LANE
SECTION 30, T.27N., R.4E., W.M.
CITY OF EDMONDS
SNOHOMISH COUNTY, WASHINGTON
PLN20120043

DEDICATION

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT, EHELBERGER INVESTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND WASHINGTON FEDERAL, THE MORTGAGEE THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

EHELBERGER INVESTMENTS, LLC, IN DEDICATING THIS PLAT OF EHELBERGER'S SHAW LANE HAS DESIGNATED TRACT 999 AS A PRIVATE INGRESS, EGRESS AND UTILITIES TRACT FOR THE USE AND BENEFIT OF THE RESIDENTS OF EHELBERGER'S SHAW LANE.

THIS TRACT SO DESIGNATED IS NOT DEDICATED HEREBY FOR THE USE OF THE GENERAL PUBLIC, BUT IS HEREBY DEDICATED TO THE EHELBERGER'S SHAW LANE HOMEOWNER'S ASSOCIATION, TOGETHER WITH ALL MAINTENANCE OBLIGATIONS CONSISTENT WITH CITY CODE, AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR EHELBERGER'S SHAW LANE, APPLICABLE HERETO AND RECORDED

UNDER SNOHOMISH COUNTY RECORDING NO. _____ WHICH SAID DOCUMENT IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 17TH DAY OF DECEMBER, 2014.

EHELBERGER INVESTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]
 MICHAEL D. EHELBERGER,
 MEMBER AND PRESIDENT

WASHINGTON FEDERAL

BY: [Signature]
 ITS: Assistant Vice President

APPROVALS

THE SURVEY DATE, LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS OF WAY, DESIGN OF BRIDGES, SEWAGE AND WATER SYSTEM AND OTHER STRUCTURES ARE APPROVED, AND THE SUBJECT FINAL PLAT IS AUTHORIZED FOR RECORDING BY THE CITY OF EDMONDS ENGINEERING BY:

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2014.

 CITY OF EDMONDS PUBLIC WORKS DIRECTOR

THE SUBJECT FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND ALL CONDITIONS OF THE PRELIMINARY APPROVAL AND IS APPROVED AND AUTHORIZED FOR RECORDING BY THE CITY OF EDMONDS PLANNING DIVISION BY:

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2014.

 CITY OF EDMONDS DEVELOPMENT SERVICES DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2014.

 MAYOR, CITY OF EDMONDS

 ATTEST, CITY CLERK

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
) SS.
 COUNTY OF SNOHOMISH)

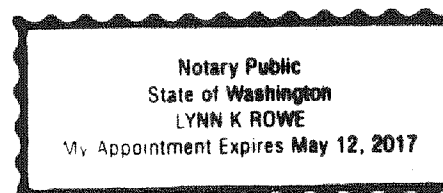
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MICHAEL D. EHELBERGER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MEMBER AND PRESIDENT OF EHELBERGER INVESTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 12-17-14

(SIGN) [Signature]

(PRINT) Lynn Rowe

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Lake Stevens
 MY APPOINTMENT EXPIRES 9-12-17



STATE OF WASHINGTON)
) SS.
 COUNTY OF SNOHOMISH)

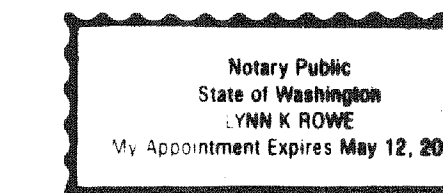
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Jan Crawford IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT he SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Assistant Vice President OF WASHINGTON FEDERAL TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 12-18-14

(SIGN) [Signature]

(PRINT) Lynn Rowe

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Lake Stevens
 MY APPOINTMENT EXPIRES 9-12-17



RESTRICTIONS

- CONDITIONS OF APPROVAL MUST BE MET AND CAN BE FOUND IN THE FINAL APPROVAL FOR THE SUBDIVISION LOCATED IN FILE NO. PLN20120043 IN THE CITY OF EDMONDS PLANNING DIVISION.
- ALL UTILITIES PROVIDING SERVICE TO THE LOTS IN THIS SUBDIVISION SHALL BE UNDERGROUND.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING _____ TAXES.

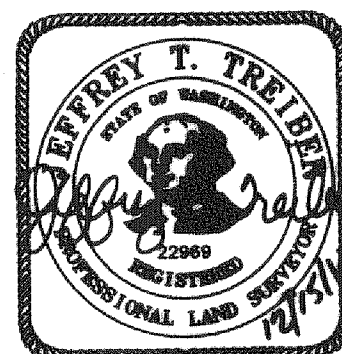
BY: KIRKE SIEVERS
 TREASURER, SNOHOMISH COUNTY

BY: _____
 DEPUTY COUNTY TREASURER

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF EHELBERGER'S SHAW LANE IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

[Signature]
 JEFFREY T. TREIBER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 22969



HOLD HARMLESS AGREEMENT

OWNERS, AND ALL PERSONS HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THESE LANDS, AND THE SUCCESSORS AND ASSIGNS OF OWNERS OR OTHER PARTIES HAVING ANY SAID INTEREST, HEREBY AGREE THAT THE CITY OF EDMONDS SHALL BE HELD HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES FOR INJUNCTIVE RELIEF WHICH MAY BE OCCASIONED NOW OR IN THE FUTURE TO ADJACENT LAND OR IMPROVEMENTS BY REASON OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM, AND HEREBY WAIVE AND RELEASE THE CITY OF EDMONDS FROM ANY AND ALL CLAIMS FOR DAMAGES, EXCLUDING DAMAGE CAUSED SOLELY BY AN ACT OR OMISSION OF SAID CITY, AND INJUNCTIVE RELIEF WHICH THE OWNERS, OR THEIR SUCCESSORS OR ASSIGNS, MAY THEMSELVES HAVE NOW OR IN THE FUTURE BY REASON OF THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAID DRAINAGE SYSTEM.

TITLE ENCUMBRANCES

- THE PROPERTY IS SUBJECT TO A PUGET SOUND ENERGY "EASEMENT" AND THE TERMS AND CONDITIONS THEREOF BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 201401220677. THE LEGAL DESCRIPTION CONTAINED THEREIN IS INSUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE PROPERTY HEREIN DESCRIBED.

EASEMENT PROVISIONS

- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON TRACT 999, AND UNDER AND UPON THE EXTERIOR TEN FEET PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE AND THE PRIVATE ROAD FRONTAGE OF ALL LOTS, AS SHOWN IN DETAIL A ON SHEET 3, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE AND WIRES WITH THE NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACT 999 AT ALL TIMES FOR THE PURPOSES HEREIN STATED.
- AN EASEMENT FOR INGRESS AND EGRESS IS HEREBY CONVEYED UNTO ALL PURVEYORS OF EMERGENCY SERVICES OVER, ACROSS, THROUGH AND UPON TRACT 999, AS SHOWN HEREON.
- A PERMANENT ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF EDMONDS FOR ACCESS TO THE PRIVATE STORMWATER FACILITY LOCATED WITHIN LOT 1, AS SHOWN HEREON. ACCESS SHALL BE FOR INSPECTION PURPOSES TO ENSURE THAT STORMWATER FACILITIES ARE PROPERLY OPERATED AND MAINTAINED IN ACCORDANCE WITH CITY OF EDMONDS CODE.

STORMWATER DETENTION PROVISIONS

A STORMWATER DETENTION FACILITY IS TO BE CONSTRUCTED ON LOT 1 FOR THE BENEFIT OF LOTS 1 THROUGH 6, AS APPROVED BY THE CITY OF EDMONDS. THE APPROVED PLANS ARE ON FILE WITH THE CITY OF EDMONDS UNDER FILE NUMBER PLN20120043. CONSISTENT WITH THIS APPROVAL, AND ACCORDING TO THE STORMWATER SYSTEM DESIGN REPORT, THE INDIVIDUAL LOTS HAVE BEEN ALLOTTED THE FOLLOWING AMOUNTS OF IMPERVIOUS SURFACE:

LOT 1 - 3,100 SQUARE FEET	LOT 4 - 3,500 SQUARE FEET
LOT 2 - 3,400 SQUARE FEET	LOT 5 - 3,400 SQUARE FEET
LOT 3 - 4,300 SQUARE FEET	LOT 6 - 3,300 SQUARE FEET

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF _____, 2014, AT _____ MINUTES THIS _____ DAY OF _____, 2014, AT _____ PAST _____ M, AND RECORDED IN VOLUME _____ OF PLATS, PAGES _____, AFN _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

CAROLYN WEIKEL
 AUDITOR, SNOHOMISH COUNTY

BY: _____
 DEPUTY COUNTY AUDITOR

AFN _____

**IN THE SE1/4 OF THE NW1/4 OF SECTION 30,
 TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.**

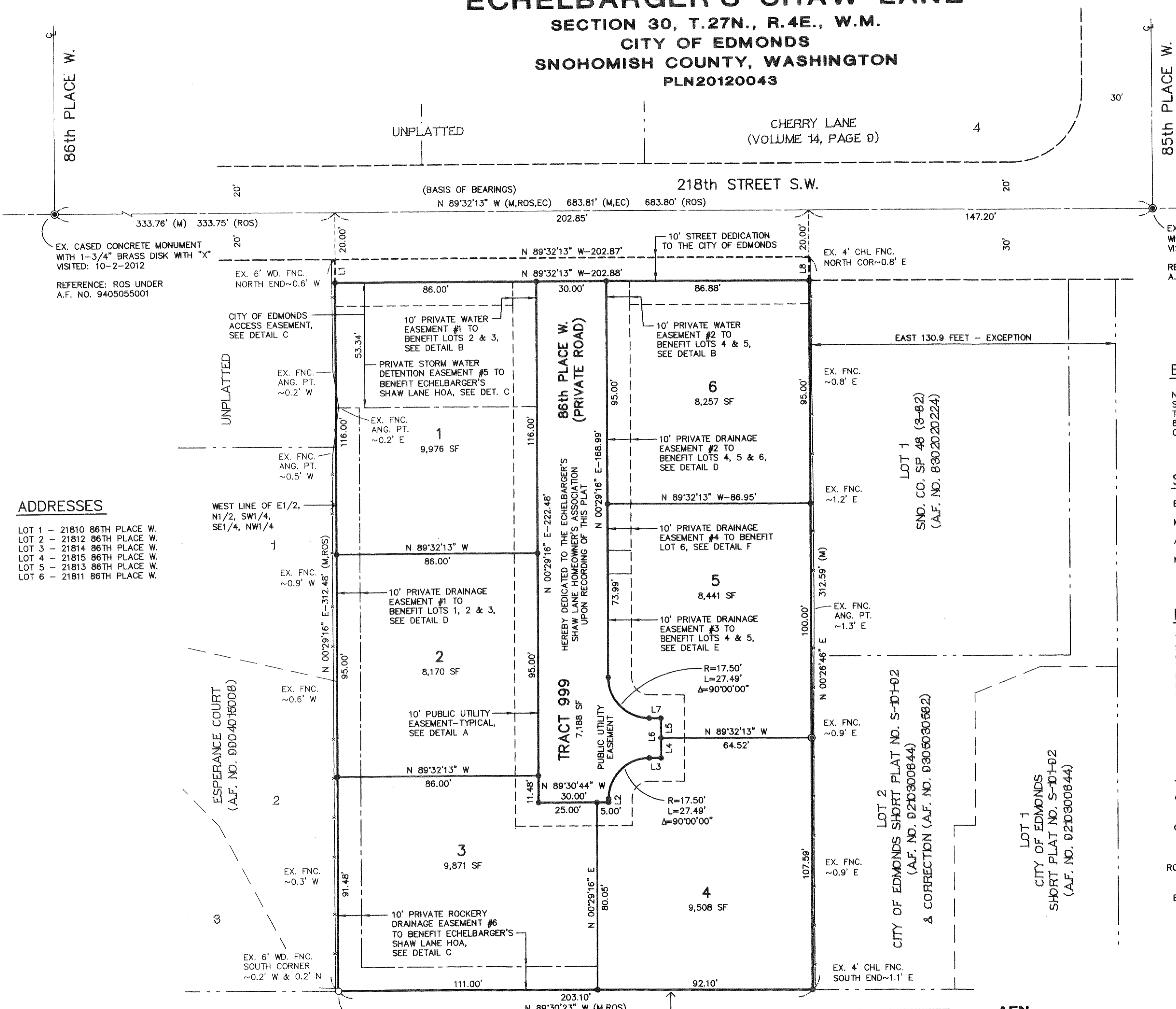
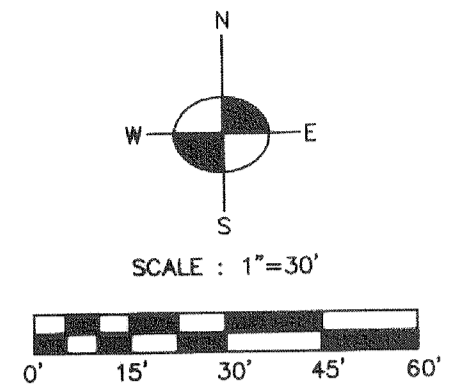
LOVELL-SAUERLAND & ASSOCIATES, INC.
19217 36TH AVENUE W., SUITE 106
LYNNWOOD, WASHINGTON 98036 425.775.1591

LSA FILE NO. 5383

SHEET 1 OF 4

EHELBERGER'S SHAW LANE

SECTION 30, T.27N., R.4E., W.M.
CITY OF EDMONDS
SNOHOMISH COUNTY, WASHINGTON
PLN20120043



ADDRESSES

- LOT 1 - 21810 86TH PLACE W.
- LOT 2 - 21812 86TH PLACE W.
- LOT 3 - 21814 86TH PLACE W.
- LOT 4 - 21815 86TH PLACE W.
- LOT 5 - 21813 86TH PLACE W.
- LOT 6 - 21811 86TH PLACE W.

LINE	BEARING	LENGTH
L1	N 00°29'16" E	10.00'
L2	N 00°29'16" E	1.50'
L3	N 89°30'44" W	5.00'
L4	N 00°29'16" E	8.50'
L5	N 00°29'16" E	8.50'
L6	N 00°29'16" E	17.00'
L7	N 89°30'44" W	5.00'
L8	N 00°29'16" E	10.00'

BASIS OF BEARINGS

N 89°32'13" W ~ THE CENTERLINE OF 218TH STREET S.W. BETWEEN MONUMENTS LOCATED AT THE INTERSECTIONS OF 85TH PLACE W. AND 88TH PLACE W. PER THE PLAT OF ESPERANCE COURT UNDER RECORDING NO. 9904015008.

SURVEY DATA

EQUIPMENT: TRIMBLE S6 ELECTRONIC TOTAL STATION
METHOD: FIELD TRAVERSE
ACCURACY: CONFORMS TO WAC 332-130-090
MONUMENTS VISITED: AS NOTED

LEGAL DESCRIPTION

THE EAST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT COUNTY ROAD; AND EXCEPT THE EAST 130.9 FEET THEREOF.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

LEGEND

- = SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED "LSA 22969"
- ⊙ = SET NAIL WITH BRASS WASHER STAMPED "LSA 22969"
- M = MEASURED COURSE AND/OR DISTANCE
- ROS = COURSE AND/OR DISTANCE PER RECORD OF SURVEY (RECORDED UNDER A.F. NO. 9405055001)
- EC = COURSE AND/OR DISTANCE PER PLAT OF "ESPERANCE COURT" (RECORDED UNDER A.F. NO. 9904015008)

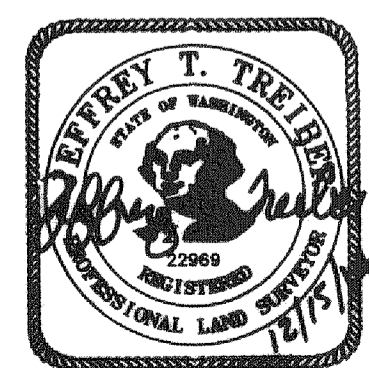
AFN _____

IN THE SE1/4 OF THE NW1/4 OF SECTION 30, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

LOVELL-SAUERLAND & ASSOCIATES, INC.
19217 36TH AVENUE W., SUITE 108
LYNNWOOD, WASHINGTON 98036 425.775.1591

LSA FILE NO. 5383

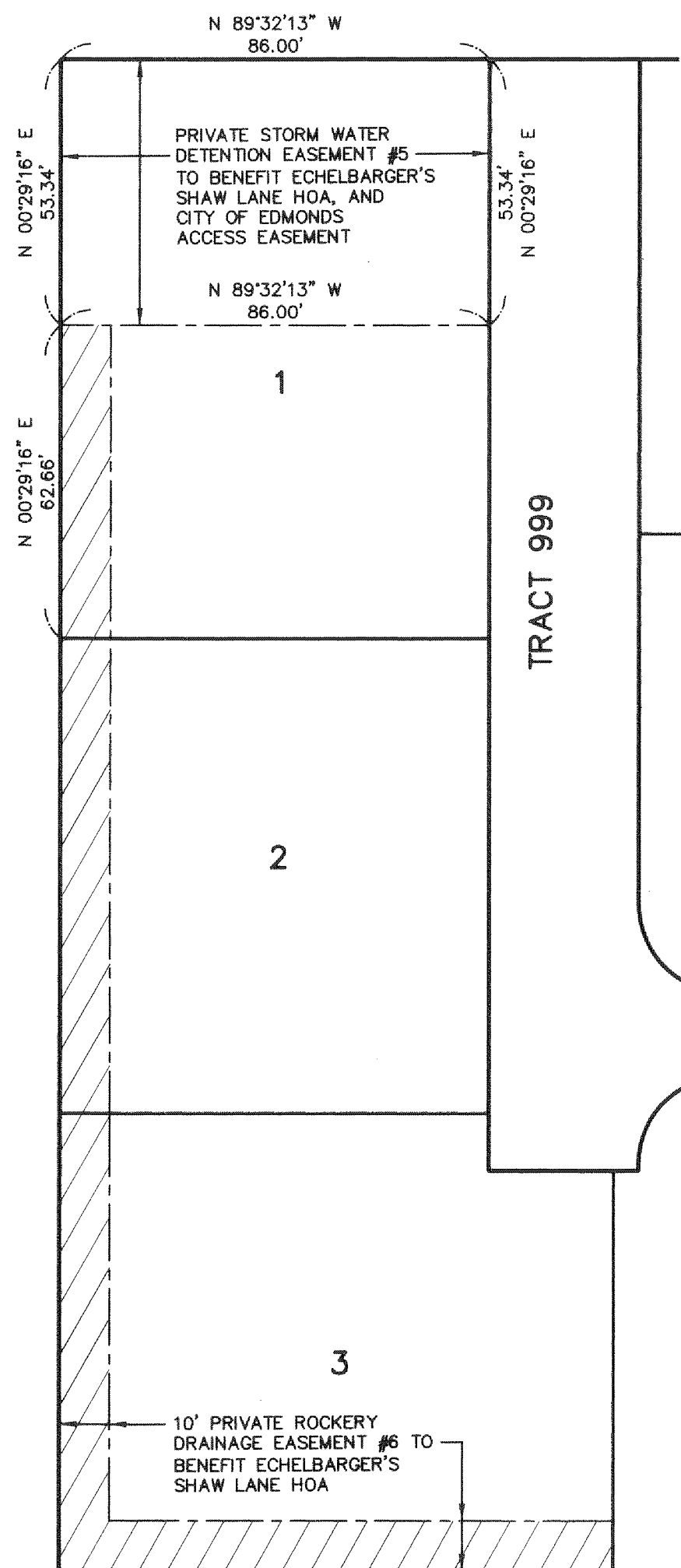
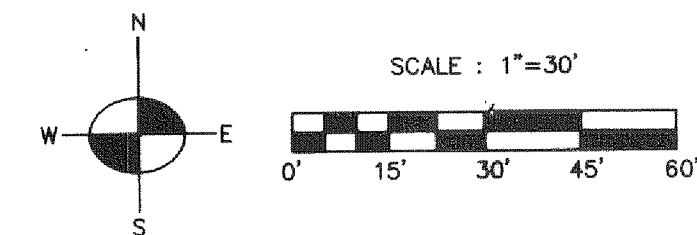
SHEET 2 OF 4



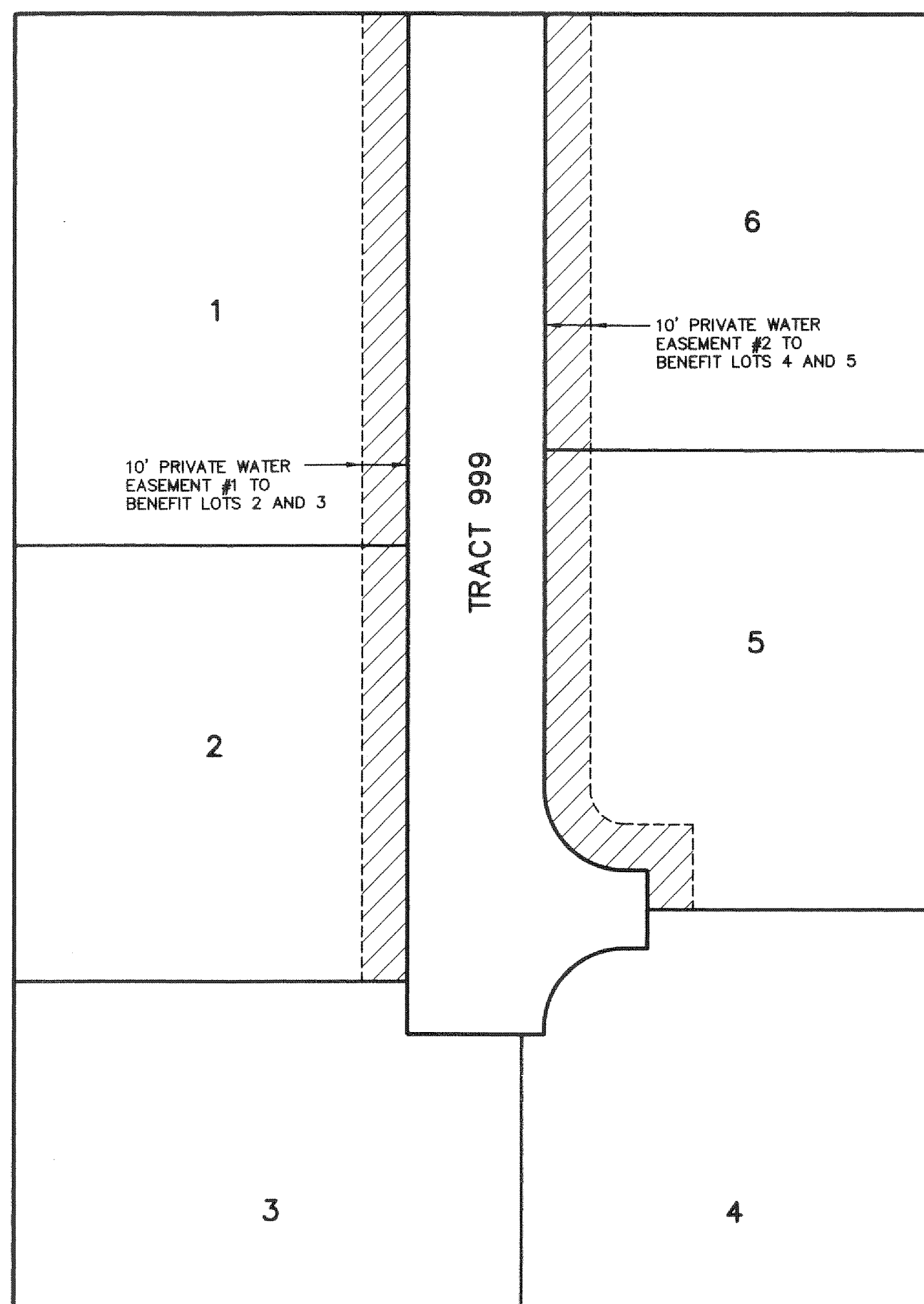
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EHELBARGER'S SHAW LANE

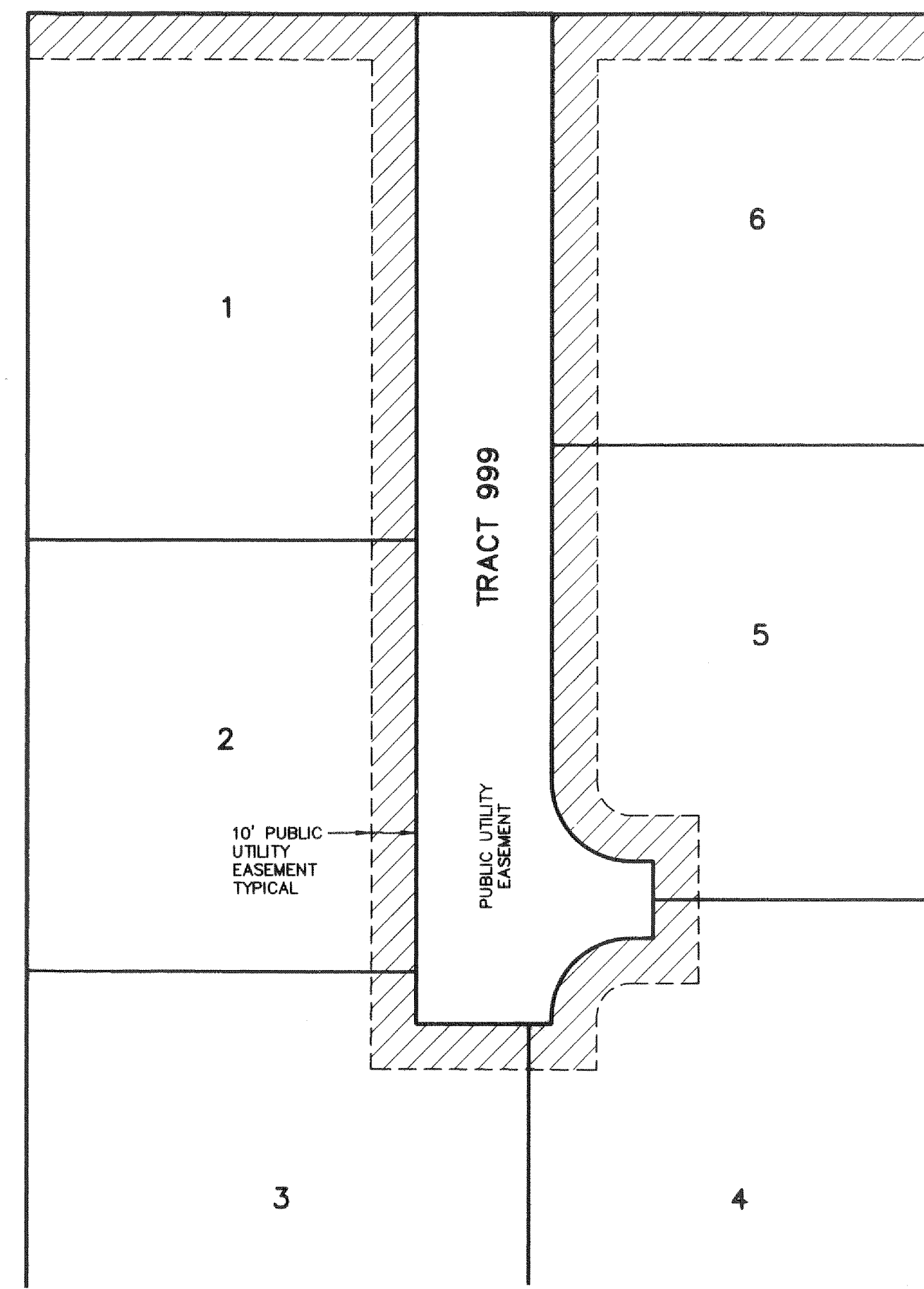
SECTION 30, T.27N., R.4E., W.M.
CITY OF EDMONDS
SNOHOMISH COUNTY, WASHINGTON
PLN20120043



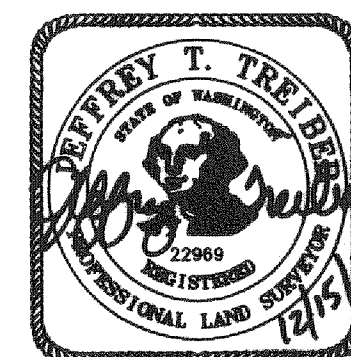
DETAIL C



DETAIL B



DETAIL A



AFN _____
IN THE SE1/4 OF THE NW1/4 OF SECTION 30,
TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.
LOVELL-SAUERLAND & ASSOCIATES, INC.
19217 36TH AVENUE W., SUITE 106
LYNNWOOD, WASHINGTON 98036 425.775.1591
LSA FILE NO. 5383 SHEET 3 OF 4

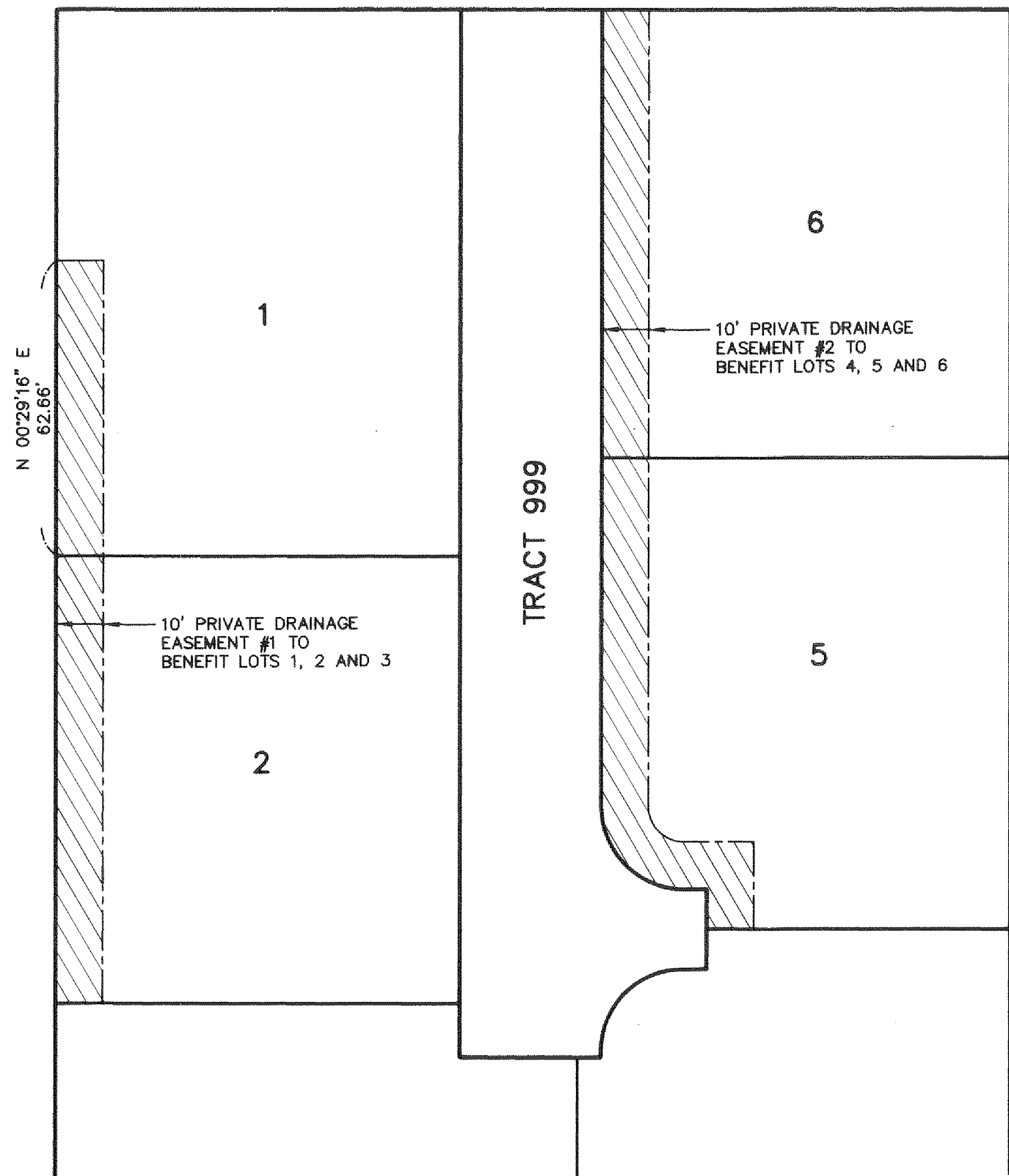
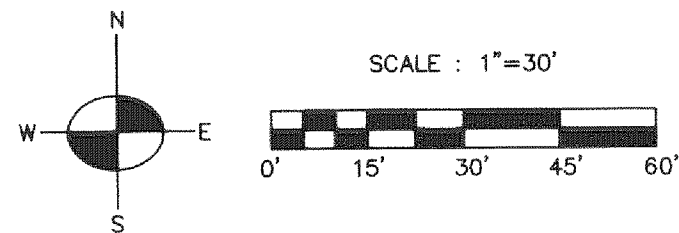
EHELBERGER'S SHAW LANE

SECTION 30, T.27N., R.4E., W.M.

CITY OF EDMONDS

SNOHOMISH COUNTY, WASHINGTON

PLN20120043



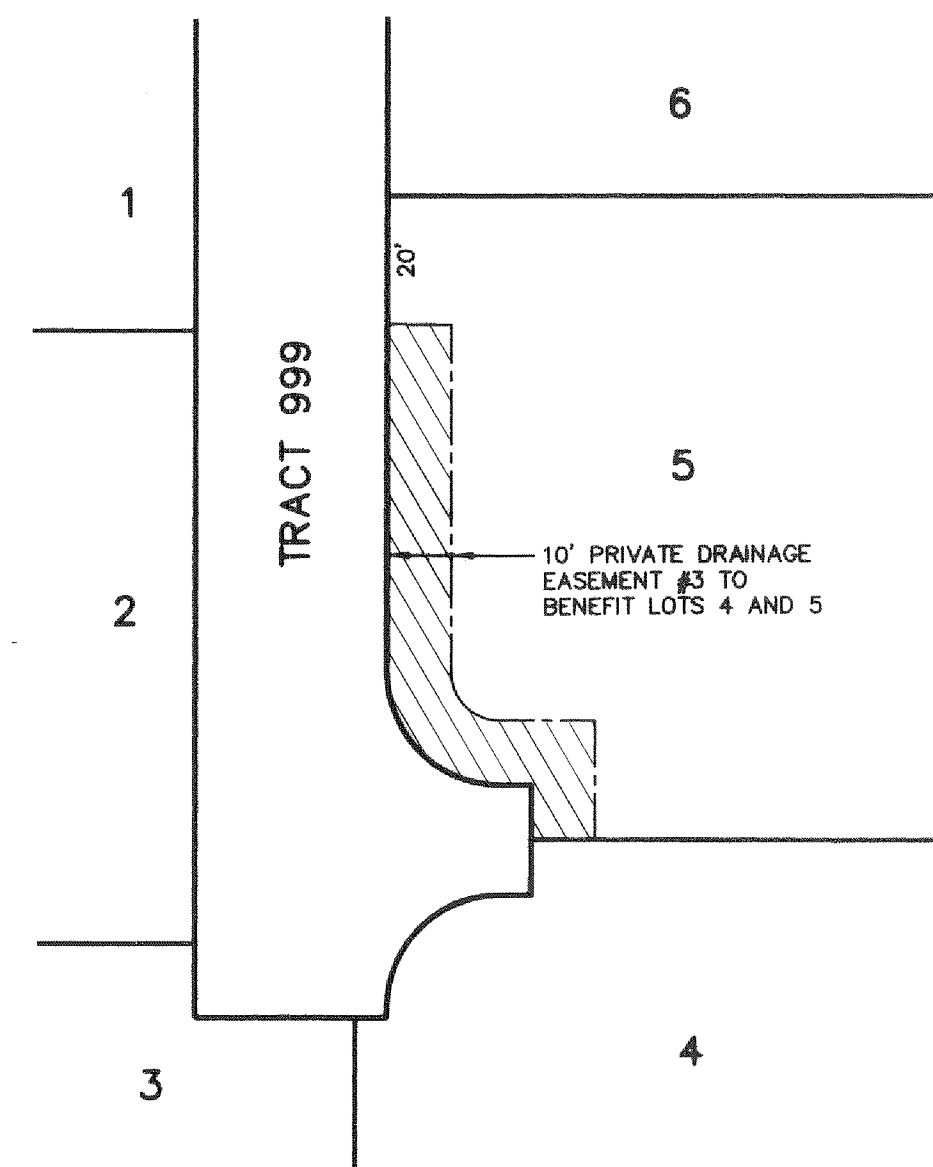
DETAIL D

PRIVATE EASEMENT MAINTENANCE PROVISIONS

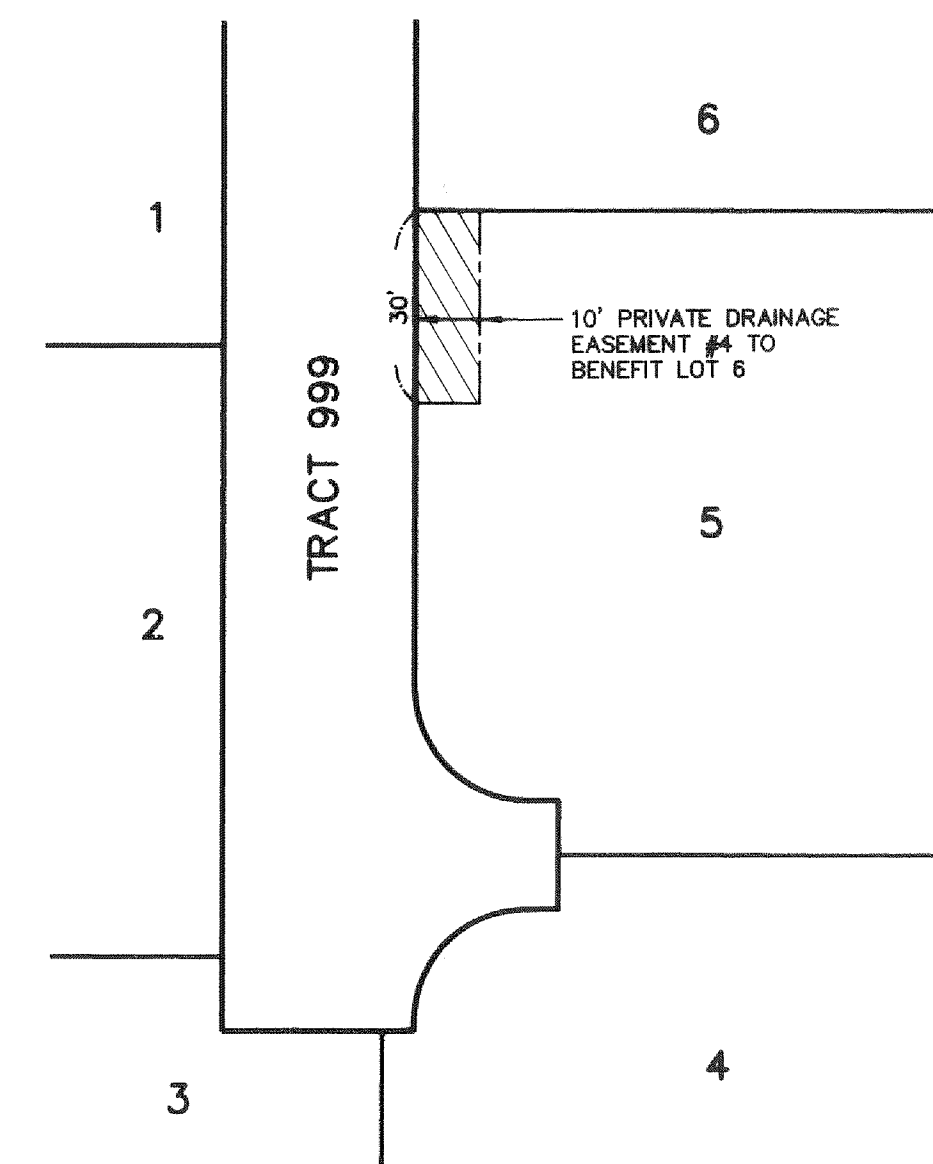
1. MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THE PRIVATE WATER SYSTEM LOCATED OVER, UNDER, ACROSS, THROUGH AND UPON THE PRIVATE WATER EASEMENT #1 ACROSS LOTS 1 AND 2, AS SHOWN HEREON, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF LOTS 2 AND 3, AND THE COSTS OF SAID MAINTENANCE, REPAIR AND/OR RECONSTRUCTION SHALL BE BORNE SOLELY BY THE OWNERS OF LOTS 2 AND 3 FOR THE WATER FACILITIES THEY BENEFIT FROM.
2. MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THE PRIVATE WATER SYSTEM LOCATED OVER, UNDER, ACROSS, THROUGH AND UPON THE PRIVATE WATER EASEMENT #2 ACROSS LOTS 5 AND 6, AS SHOWN HEREON, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF LOTS 4 AND 5, AND THE COSTS OF SAID MAINTENANCE, REPAIR AND/OR RECONSTRUCTION SHALL BE BORNE SOLELY BY THE OWNERS OF LOTS 4 AND 5 FOR THE WATER FACILITIES THEY BENEFIT FROM.
3. MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THE PRIVATE FOOTING DRAINAGE SYSTEM AND OF THE PRIVATE ROOF DRAINAGE SYSTEM LOCATED OVER, UNDER, ACROSS, THROUGH AND UPON THE PRIVATE DRAINAGE EASEMENT #1 ACROSS LOTS 1 AND 2, AS SHOWN HEREON, SHALL BE THE EQUAL RESPONSIBILITY OF THE OWNERS OF LOTS 1, 2 AND 3, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF SAID MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SYSTEMS LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.
4. MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THE PRIVATE FOOTING DRAINAGE SYSTEM LOCATED OVER, UNDER, ACROSS, THROUGH AND UPON THE PRIVATE DRAINAGE EASEMENT #2 ACROSS LOTS 5 AND 6, AS SHOWN HEREON, SHALL BE THE EQUAL RESPONSIBILITY OF THE OWNERS OF LOTS 4, 5 AND 6, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF SAID MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SYSTEMS LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.
5. MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THE PRIVATE ROOF DRAINAGE SYSTEM LOCATED OVER, UNDER, ACROSS, THROUGH AND UPON THE PRIVATE DRAINAGE EASEMENT #3 ACROSS LOT 5, AS SHOWN HEREON, SHALL BE THE EQUAL RESPONSIBILITY OF THE OWNERS OF LOTS 4 AND 5, EXCEPT NO OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF SAID MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THAT PORTION OF THE COMMONLY USED STORM SYSTEMS LOCATED UPSTREAM FROM THE POINT OF CONNECTION OF THAT RESPECTIVE LOT OWNER.
6. MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THE PRIVATE ROOF DRAINAGE SYSTEM LOCATED OVER, UNDER, ACROSS, THROUGH AND UPON THE PRIVATE DRAINAGE EASEMENT #4 ACROSS LOT 5, AS SHOWN HEREON, SHALL BE THE RESPONSIBILITY OF LOT 6 AND THE COSTS OF SAID MAINTENANCE, REPAIR AND/OR RECONSTRUCTION SHALL BE BORNE SOLELY BY THE OWNERS OF LOT 6.
7. MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THE PRIVATE ROCKERY DRAINAGE SYSTEM LOCATED OVER, UNDER, ACROSS, THROUGH AND UPON THE PRIVATE ROCKERY DRAINAGE EASEMENT #6 ACROSS LOTS 1, 2 AND 3, AS SHOWN HEREON, SHALL BE THE RESPONSIBILITY OF AND THE COSTS OF SAID MAINTENANCE, REPAIR AND/OR RECONSTRUCTION SHALL BE BORNE SOLELY BY THE EHELBERGER'S SHAW LANE HOMEOWNER'S ASSOCIATION.
8. MAINTENANCE, REPAIR AND/OR RECONSTRUCTION OF THE PRIVATE ROCKERY DRAINAGE SYSTEM, PRIVATE FOOTING DRAINAGE SYSTEMS, PRIVATE ROOF DRAINAGE SYSTEMS, AND THE PRIVATE STORM WATER DETENTION VAULT/SYSTEM LOCATED OVER, UNDER, ACROSS, THROUGH AND UPON THE PRIVATE STORM WATER DETENTION EASEMENT #5 ACROSS LOT 1, AS SHOWN HEREON, SHALL BE THE RESPONSIBILITY OF AND THE COSTS OF SAID MAINTENANCE, REPAIR AND/OR RECONSTRUCTION SHALL BE BORNE SOLELY BY THE EHELBERGER'S SHAW LANE HOMEOWNER'S ASSOCIATION.

PRIVATE EASEMENT PROVISIONS

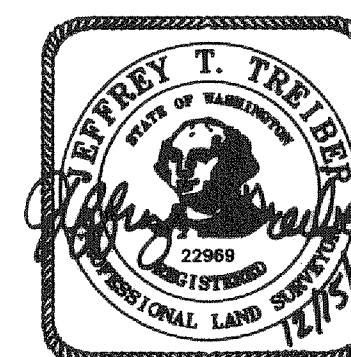
1. THE PRIVATE WATER EASEMENT #1 UNDER AND UPON LOTS 1 AND 2, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 2 AND 3, FOR THE PURPOSE OF MAINTAINING, REPAIRING AND/OR RECONSTRUCTING THE WATER FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.
2. THE PRIVATE WATER EASEMENT #2 UNDER AND UPON LOTS 5 AND 6, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 4 AND 5, FOR THE PURPOSE OF MAINTAINING, REPAIRING AND/OR RECONSTRUCTING THE WATER FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.
3. THE PRIVATE DRAINAGE EASEMENT #1 UNDER AND UPON LOTS 1 AND 2, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 1, 2 AND 3, FOR THE PURPOSE OF MAINTAINING, REPAIRING AND/OR RECONSTRUCTING THE STORM DRAINAGE FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.
4. THE PRIVATE DRAINAGE EASEMENT #2 UNDER AND UPON LOTS 5 AND 6, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 4, 5 AND 6, FOR THE PURPOSE OF MAINTAINING, REPAIRING AND/OR RECONSTRUCTING THE STORM DRAINAGE FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.
5. THE PRIVATE DRAINAGE EASEMENT #3 UNDER AND UPON LOT 5, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 4 AND 5, FOR THE PURPOSE OF MAINTAINING, REPAIRING AND/OR RECONSTRUCTING THE STORM DRAINAGE FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.
6. THE PRIVATE DRAINAGE EASEMENT #4 UNDER AND UPON LOT 5, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOT 6, FOR THE PURPOSE OF MAINTAINING, REPAIRING AND/OR RECONSTRUCTING THE STORM DRAINAGE FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.
7. THE PRIVATE ROCKERY DRAINAGE EASEMENT #6 UNDER AND UPON LOTS 1, 2 AND 3, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE EHELBERGER'S SHAW LANE HOMEOWNER'S ASSOCIATION, FOR THE PURPOSE OF MAINTAINING, REPAIRING AND/OR RECONSTRUCTING THE STORM DRAINAGE FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.
8. THE PRIVATE STORM WATER DETENTION EASEMENT #5 UNDER AND UPON LOT 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR AND GRANTED TO THE EHELBERGER'S SHAW LANE HOMEOWNER'S ASSOCIATION, FOR THE PURPOSE OF OPERATING, MAINTAINING, REPAIRING AND/OR RECONSTRUCTING THE STORM WATER DRAINAGE FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.



DETAIL E



DETAIL F



AFN _____

IN THE SE1/4 OF THE NW1/4 OF SECTION 30,
TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

LOVELL-SAUERLAND & ASSOCIATES, INC.
19217 36TH AVENUE W., SUITE 108
LYNNWOOD, WASHINGTON 98036 425.775.1591

LSA FILE NO. 5383

SHEET 4 OF 4

RECEIVED

JAN 07 2015

DEVELOPMENT SERVICES

Return Address:

Patrick K. McKenzie
MARSH MUNDORF PRATT SULLIVAN
+ McKENZIE, P.S.C.
4220 132nd Street SE, Suite 201
Mill Creek, WA 98012

Document: Declaration of Covenants, Conditions and Restrictions for the Plat of Echelbarger's Shaw Lane

Reference No: N/A

Declarant: Echelbarger Investments, LLC, a Washington limited liability company

Beneficiary: Echelbarger Investments, LLC, a Washington limited liability company

Legal Description: Lots 1 through 6 and Tract 999, Plat of Echelbarger's Shaw Lane, Sno. Co, WA

Assessor's Property Tax Parcel/Account No: 270430-002-028-00

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE
PLAT OF ECHELBARGER'S SHAW LANE**

(PLN20120043)

THIS DECLARATION is made this 7th day of January, 2015, by Echelbarger Investments, LLC, a Washington limited liability company, (hereinafter "Declarant").

RECITALS

A. Declarant is the Owner of that certain real property located in Snohomish County, Washington, and more particularly described in Section 2.1 of this Declaration.

B. Declarant desires to subject the real property described in Section 2.1 hereof to the provisions of this Declaration to create a residential community of single-family housing (as single family is defined below) and to provide for the subjecting of other real property to the provisions of this Declaration.

C. The real property described in Section 2.1 hereof is located within and has been developed in accordance with the Plat of Echelbarger's Shaw Lane as approved by the City of Edmonds on the _____ day of January, 2015, and recorded on the _____ day of January, 2015, under Snohomish County Auditor's File Number 201501_____.

NOW, THEREFORE, Declarant hereby declares that the real property described in Section 2.1 of this Declaration, including the improvements constructed or to be constructed thereon, is hereby subjected to the provisions of this Declaration and shall be held, sold, transferred, conveyed, used, occupied, and mortgaged or otherwise encumbered subject to the covenants, conditions, restrictions, easements, assessments, and liens, hereinafter set forth, which are for the purpose of protecting the value and desirability of, and which shall run with the title to, the real property hereby or hereafter made subject hereto, and shall be binding on all persons having any right, title, or interest in all or any portion of the real property now or hereafter made subject hereto, their respective heirs, legal representatives, successors, successors-in-title, and assigns and shall inure to the benefit of each and every Owner of all or any portion thereof.

ARTICLE I

Definitions

1.1 **Words Defined.** The following words, when used in this Declaration (unless the context shall prohibit) shall have the following meanings:

1.1.1 "Association" shall mean Shaw Lane Homeowner's Association, a Washington nonprofit corporation, its successors and assigns.

1.1.2 "Board of Directors" or "Board" of the Association shall be the appointed or elected body, as applicable, having its normal meaning under Washington law.

1.1.3 "Bylaws" shall refer to the Bylaws of Shaw Lane Homeowner's Association.

1.1.4 "Common Property" shall mean any and all real and personal property and easements and other interests therein, together with the facilities and improvements located thereon, now or hereafter owned by the Association for the common use and enjoyment of the Homeowners, including Tract 999 utilized as a private road for the exclusive use and enjoyment of the homeowners, their guests and invitees.

1.1.5 "Community" shall mean and refer to that certain real property and interest therein described in **Exhibit A**, attached hereto.

1.1.6 “Community-Wide Standard” shall mean the standard of conduct, maintenance, or other activity generally prevailing in the Community. Such standard may be more specifically determined by the Board of Directors of the Association. Such determination, however, shall generally be made with reference to the standards originally established by the Declarant.

1.1.7 “Declarant” shall mean and refer to Echelbarger Investments, LLC, a Washington limited liability company, and its successors-in-title and assigns, provided any such successor-in-title or assign shall acquire for the purpose of development or sale all or any portion of the remaining undeveloped or unsold portions of the real property described in **Exhibit A**, attached hereto, and provided further, in the instrument of conveyance to any such successor-in-title or assign, such successor-in-title or assign is designated as the “Declarant” hereunder by the grantor of such conveyance, which grantor shall be the “Declarant” hereunder at the time of such conveyance; provided, further, upon such designation of such successor Declarant, all rights of the former Declarant in and to such status as “Declarant” hereunder shall cease, it being understood hereto, there shall be only one “Declarant” hereunder at any one point in time.

1.1.8 “Development Period” shall mean that period of time beginning on the date this Declaration is recorded in the records of Snohomish County and ending on the earliest to occur of (i) ten (10) years from the date of recording of this Declaration; (ii) five (5) years after Declarant’s last conveyance of record of a Lot to an Owner; or (iii) the date upon which a Supplementary Declaration is recorded by Declarant terminating the Development Period.

1.1.9 “Lot” shall mean any plot of land within the Community, whether or not improvements are constructed thereon, which constitutes or will constitute, after the construction of improvements, a residential dwelling site as shown on a plat recorded in the records of Snohomish County. The ownership of each Lot shall include, and there shall pass with each Lot as an appurtenance thereto, whether or not separately described, all of the right, title, and interest of an Owner in the Common Property, which shall include, without limitation, membership in the Association.

1.1.10 “Mortgage” means any mortgage, deed of trust, and any and all other similar instruments used for the purpose of encumbering real property in the community as security for the payment or satisfaction of an obligation.

1.1.11 “Mortgagee” shall mean the holder of a Mortgage.

1.1.12 “Occupant” shall mean any Person occupying all or any portion of a residence or other property located within the Community for any period of time, regardless of whether such Person is a tenant or the Owner of such property.

1.1.13 “Owner” or “Homeowner” shall mean and refer to the record Owner, whether one or more Persons, of the fee simple title to any Lot located within the Community,

excluding, however, any Person holding such interest merely as security for the performance or satisfaction of any obligation.

1.1.14 "Person" means any natural person, as well as a corporation, joint venture, partnership (general or limited), association, trust, or other legal entity.

1.1.15 "Single Family" shall mean a single housekeeping unit, without regard to the construction type or Homeownership of such unit, that includes not more than four (4) adults who are legally unrelated.

1.1.16 "Total Association Vote" means all of the votes attributable to members of the Association (including votes of Declarant), and the consent of Declarant as long as Declarant owns any property for development and/or sale in the Community.

ARTICLE 2

PROPERTY SUBJECT TO THIS DECLARATION

2.1 **Property Hereby Subjected To This Declaration.** The real property which is, by the recording of this Declaration, subject to the covenants and restrictions hereafter set forth and which, by virtue of the recording of this Declaration, shall be held, transferred, sold, conveyed, used, occupied, and mortgaged or otherwise encumbered subject to this Declaration is the real property described in **Exhibit A**, attached hereto and by reference made a part hereof.

ARTICLE 3

SHAW LANE HOMEOWNER'S ASSOCIATION

3.1 **Description of Association.** The Association shall be charged with the duties and vested with the powers prescribed by law and set forth in this Declaration, any Supplementary Declaration, and the Articles of Incorporation and Bylaws of the Association, all as may be amended from time to time; provided, however, that no such governing documents shall for any reason be amended or otherwise interpreted so as to be inconsistent with this Declaration.

3.2 **Board of Directors.** Declarant shall have the right to appoint or remove any member or members of the Board of Directors or any officer or officers of the Association until termination of the Development Period. Each Owner, by acceptance of a deed to or other conveyance of a Lot vests in Declarant the authority to appoint and remove directors and officers of the Association. The directors selected by the Declarant need not be Homeowners. The number of the directors shall be as set forth in the Bylaws. Following termination of the Development Period, the Board of Directors shall be elected by the Homeowners in accordance with the Bylaws.

3.3 **Membership.** Every Person who is the record Owner of a fee or undivided fee interest in any Lot that is subject to this Declaration shall be deemed to have a membership in the Association. The foregoing is not intended to include Persons who hold an interest merely as security for the performance of an obligation, and the giving of a security interest shall not terminate the Owner's membership. No Owner, whether one or more Persons, shall have more than one (1) membership per Lot. In the event of multiple Homeowners of a Lot, votes and rights of use and enjoyment shall be as provided in this Declaration and in the Bylaws. Membership shall be appurtenant to and may not be separated from Homeownership of any Lot. The rights and privileges of membership, including the right to vote and to hold office, may be exercised by a member or the member's spouse, but in no event shall more than one (1) vote be cast nor office held for each Lot owned. The first annual meeting of the Members shall be held within one year after termination of the Development Period on a date set by the Board pursuant to the Bylaws.

3.4 **Voting.** The Association shall have two classes of voting membership:

Class A. Class A members shall be Owners except the Declarant. Class A members shall be entitled to one (1) vote for each Lot owned.

Class B. The Class B members shall be the Declarant and shall be entitled to three (3) votes for each Lot owned.

(i) The Class B membership shall cease and be converted to Class A membership on the happening of the first of the following events:

(a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B members [such Class B membership for the purposes of this clause including Declarant owned Lots both within the project as well as those which may be added to the project];

(b) The date when Declarant's management powers terminate, as provided in Section 4.2.

(ii) In determining whether any given proposition shall have been approved by the membership, the total number of Class A and Class B votes shall be combined and the appropriate percentage applied against that combined number.

(iii) Except as provided above, the total voting power of all Owners shall equal the number of Lots at any given time and the total numbers of votes available to Owners of any one (1) Lot shall be one (1) vote.

3.5 **Bylaws of Association.** Bylaws for the administration of the Association and the property, and to further the intent of this Declaration, shall be adopted or amended by the Owners

at a regular or special meeting; provided that the initial Bylaws shall be adopted by Declarant. In the event of any conflict between this Declaration and any Bylaws, the provisions of this Declaration shall prevail.

ARTICLE 4

MANAGEMENT OF THE ASSOCIATION

4.1 **Administration of the Development.** The Owners covenant and agree that the administration of the property shall be in accordance with the provisions of this Declaration and the Bylaws of the Association, which are made a part hereof.

4.2 **Management by Declarant.** The property shall be managed by the Declarant until the earlier of (a) one hundred twenty (120) days after all Class B memberships terminate; or (b) the date on which Declarant elects to permanently relinquish all of its authority under this Section 4.2 by written notice to all Owners. Declarant, so long as it is managing the property, or a managing agent selected by Declarant, shall have the exclusive power and authority to exercise all the rights, duties and functions of the Board set forth or necessarily implied in this Declaration; provided, however, that the Association may not, however, be bound directly or indirectly to any contracts or leases without the right of termination exercisable without cause and without penalty at any time after transfer of control to the Board elected pursuant to Section 4.3 upon not more than ninety (90) days notice to the other party to the contract.

4.3 **Management by Elected Board of Directors.** At the expiration of Declarant's management authority under Section 4.2 administrative power and authority shall vest in a Board of Directors elected from among the Lot Owners. The number of directors shall be specified in the Bylaws and shall be sufficient to adequately handle the affairs of the Association. Except as otherwise provided herein, decisions shall be determined by a majority vote of the directors entitled to vote. The Board may delegate all or any portion of its administrative duties to a managing agent or officer of the Association. All Board offices shall be open for election at an organizational meeting. The Board shall elect from among its members a president who shall preside over meetings of the Board and the meetings of the Association.

ARTICLE 5

ASSESSMENTS

5.1 **Purpose of Assessment.** The assessments provided for herein shall be used for the general purposes of promoting the recreation, health, safety, welfare, common benefit, and enjoyment of the Homeowners and occupants of Lots, including the maintenance of real and personal property, all as may be more specifically authorized from time to time by the Board of Directors.

5.2 **Creation of the Lien and Personal Obligation for Assessments.** Each Owner of any Lot, by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, covenants and agrees to pay to the Association: (i) annual assessments or charges; (ii) special assessments, such assessments to be established and collected as hereinafter provided; and (iii) specific assessments against any particular Lot which are established pursuant to the terms of this Declaration, including, but not limited to, reasonable fines as may be imposed in accordance with the terms of this Declaration. Notwithstanding the foregoing, the Declarant shall not be obligated to pay any assessments.

5.2.1 All such assessments shall be a charge on the land and shall be a continuing lien upon the Lot against which each assessment is made.

5.2.2 Each such assessment, together with late charges, interest, costs, including, without limitation, reasonable attorneys' fees actually incurred, shall also be the personal obligation of the person who was the Owner of such Lot at the time the assessment fell due.

5.2.3 The Association shall, within five (5) days after receiving a written request therefor and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot shall be binding upon the Association as of the date of issuance.

5.2.4 Annual assessments shall be levied equally on all similarly situated Lots (as determined by the Board). Unless otherwise provided by the Board, the assessment shall be paid in annual installments.

5.3 **Computation.** It shall be the duty of the Board to prepare a budget covering the estimated costs of operating the Association during the coming year, which shall include a capital reserve in accordance with a capital budget separately prepared. The Board shall cause the budget and the assessments to be levied against each Lot for the following year to be delivered to each member at least thirty (30) days prior to the end of the current fiscal year. The budget and the assessment shall become effective unless disapproved at a meeting by a majority of the Total Association Vote. Notwithstanding the foregoing, however, in the event the membership disapproves the proposed budget or the Board fails for any reason to determine the budget for the succeeding year, then and until such time as a budget shall have been determined, as provided herein, the budget in effect for the then current year shall continue for the succeeding year.

5.4 **Revised Budget.** If the financial circumstances of the Association materially change during any year, the Board may prepare a revised budget for the balance of the year. The Board shall cause the revised budget and assessments to be delivered to each member at least thirty (30) days before their effective date. Such revised budget and assessments shall become effective unless disapproved at a meeting by a majority of the Total Association Vote. If the

revised budget is disapproved, the budget then in effect shall continue for the remainder of the year.

5.5 **Special Assessments.** In addition to the other assessments authorized herein, the Association may levy special assessments for expenses such as, but not limited to, capital improvements from time to time if approved at a meeting by two-thirds (2/3) of the Total Association Vote. Special assessments shall be paid as determined by the Board, and the Board may permit special assessments to be paid in installments extending beyond the fiscal year in which the special assessment is imposed.

5.6 **Lien for Assessments.** All sums assessed against any Lot pursuant to this Declaration, together with late charges, interest, costs, including, without limitation, reasonable attorneys' fees actually incurred, as provided herein, shall be secured by a lien on such Lot in favor of the Association.

5.7 **Effect of Nonpayment of Assessments; Remedies of the Association.** Any assessments or installments thereof which are not paid when due shall be delinquent. Any assessment or installment thereof delinquent for a period of more than ten (10) days shall incur a late charge in an amount as the Board may from time to time determine. The Association shall cause a notice of delinquency to be given to any member who has not paid within ten (10) days following the due date. If the assessment is not paid within thirty (30) days, a lien, as herein provided, shall attach and, in addition, the lien shall include an additional lien service fee in an amount as the Board may determine from time to time, interest set by the Board from time to time, not to exceed the maximum rate permitted by law (but not to exceed twelve percent (12%) per annum) on the principal amount due, all later charges from the date first due and payable, all costs of collection, including, without limitation, reasonable attorneys' fees actually incurred, and any other amounts provided or permitted by law.

5.7.1 In the event that the assessment remains unpaid after sixty (60) days, the Association may, as the Board shall determine, institute suit to collect such amounts and/or to foreclose its lien. Each Owner, by acceptance of a deed or as a party to any other type of conveyance, vests in the Association or its agents the right and power to bring all actions against such Owner personally, for the collection of such charges as a debt or to foreclose the aforesaid lien in the same manner as other liens for the improvement of real property.

5.7.2 All payments shall be applied first to costs, then to late charges, then to interest and then to delinquent assessments.

5.8 **Date of Commencement of Assessments.** The assessments provided for herein may commence as to a Lot subject to this Declaration on the first day of the month following the later of the following occurrences:

- a. Recording of the Plat in which said Lot is located.

- b. Recording of this Declaration.
- c. Filing of the Articles of Incorporation for the Association.
- d. Substantial completion and initial acceptance of the plat improvements by the applicable jurisdictions. The Board shall determine in its sole discretion when this condition has been met.

Assessments shall be due and payable in a manner and on a schedule as the Board of Directors may provide. The first annual assessment shall be adjusted according to the number of months then remaining in that fiscal year.

5.9 **Specific Assessments.** The Board shall have the power to levy specific assessments pursuant to this Section 5.9 as, in its discretion, it shall deem appropriate. Failure of the Board to exercise its authority under this Section shall not be grounds for any action against the Association or the Board of Directors and shall not constitute a waiver of the Board's right to exercise its authority under this Section in the future with respect to any expenses, including an expense for which the Board has not previously exercised its authority under this Section.

5.9.1 Expenses of the Association which benefit less than all of the Lots may, in the Board's discretion, be specifically assessed equitably among all of the Lots which are benefited according to the benefit received.

5.9.2 Policies adopted by the Board regarding specific assessments pursuant to this Section 5.9 shall be reasonable and applied consistently throughout the Community.

ARTICLE 6

MAINTENANCE OF COMMON PROPERTY

6.1 **Association's Responsibility.** The Association shall maintain and keep in good repair the Common Property. This maintenance shall include, without limitation, maintenance, repair, reconstruction, and replacement, subject to any insurance then in effect, of all landscaping and improvements situated on the Common Property. The Association shall also maintain: (i) all entry sign features for the community including the expenses for water and electricity, if any, provided to all such entry features; (ii) landscaping originally installed by the Declarant which is on Common Property owned in fee by the Association or on property where a landscaping easement has been granted to the Association; (iii) all facilities serving the Community not dedicated to or maintained by a public entity; (iv) all property outside of Lots located within the Community which was originally maintained by the Declarant and located within or adjacent to public right-of-ways, including but not limited to, all common features and facilities shown on the face of the recorded plat, including but not limited to landscaping, street lighting, access and

utility tracts, tract fencing, signage and common areas, drainage facilities, including Tract 999 utilized as a "private road" for the use and benefit of the homeowner's and their guests and invitees, the "private rockery drainage system" located over, under, through, and upon the private drainage easement across Lots 1, 2, and 3, as shown on the face of the Plat, the "private rockery drainage system", the "private footing drainage system", "private roof drainage systems", and the "private storm water detention vault system" located over, under, through, and upon the private storm water detention easement across Lot 1, as shown on the face of the Plat. The foregoing maintenance shall be performed consistent with the Community-Wide Standard and City of Edmonds code requirements. Nothing in this section 6.1 shall be construed to obligate the Association to maintain any part of an Owner's Lot unless otherwise agreed to in writing by the Association.

6.2 **Damage Caused by Owner.** In the event that the Association determines that the need for maintenance, repair, or replacement, which is the responsibility of the Association hereunder, is caused through the willful or negligent act of an Owner, or the family, guests, lessees, or invitees of any Owner, and is not covered or paid for by insurance, in whole or in part, then the Association may perform such maintenance, repair or replacement at such Owner's sole cost and expense, and all costs thereof shall be added to and become a part of the assessment to which such Owner is subject and shall become a lien against the Lot of such Owner.

6.3 **Owner's Responsibility.** Except as provided in Sections 6.1 and 6.2 above, all maintenance of any Lot and all structures, parking areas, landscaping, and other improvements thereon shall be the sole responsibility of the Owner thereof, who shall maintain such Lot in a manner consistent with the Community-Wide Standard and this Declaration. In the event that the Board of Directors of the Association determines that any Owner has failed or refused to discharge properly any of such Owner's obligations with regard to the maintenance, repair, or replacement of items for which such Owner is responsible hereunder, the Association shall, except in an emergency situation, give the Owner written notice of the Association's intent to provide such necessary maintenance, repair or replacement at the Owner's sole cost and expense. The notice shall set forth with reasonable particularity the maintenance, repairs, or replacement deemed necessary. The Owner shall have ten (10) days after receipt of such notice within which to complete such maintenance, repair, or replacement, or, in the event that such maintenance, repair, or replacement is not capable of completion within a ten (10) day period, to commence such work which shall be completed within a reasonable time. If any Owner does not comply with the provisions hereof, the Association may provide any such maintenance, repair, or replacement at such Owner's sole cost and expense, and all costs shall be added to and become a part of the assessment to which such Owner is subject and shall become a lien against the Lot.

ARTICLE 7.

USE RESTRICTIONS AND RULES

7.1 **General Rules and Regulations.** This Article, beginning at Section 7.2, sets out certain use restrictions which must be complied with by all Homeowners and Occupants. These use restrictions may only be amended in the manner provided in Section 14.4 hereof regarding amendment of this Declaration. In addition, the Board may, from time to time, without consent of the Homeowners, promulgate, modify, or delete other use restrictions and rules and regulations applicable to the Community. Such use restrictions and rules shall be distributed to all Homeowners and Occupants prior to the date that they are to become effective and shall thereafter be binding upon all Homeowners and Occupants until and unless overruled, canceled, or modified in a regular or special meeting by a majority of the Total Association Vote.

7.2 **Residential Use.** All Lots shall be used for residential purposes exclusively with the exception that certain home occupations will be permitted, subject to the guidelines and rules established by the Board. Such home occupations may be limited to certain business uses, shall not create any disturbance, noise, or unsightliness, shall not unduly increase traffic flow or parking congestion, and shall not be in violation of any of the provisions of the Declaration or Bylaws. The Board may issue any guidelines or rules it deems advisable to regulate home occupational uses and shall be the sole judge in the interpretation of said guidelines and rules. Such guidelines and rules may change from time to time based on the Board's sole judgment as to the best interests of the Community. Such home occupations shall be allowed only so long as any such operation is in strict conformance with the guidelines and rules established by the Board and local zoning laws.

7.3 **Completion.** Any residence or other structure erected or placed on any Lot shall be completed as to external appearance, including finished painting, within eight (8) months after the date of commencement of construction. All front landscaping must be completed within thirty (30) days from the date of completion of construction unless an extension is granted by the Board as a result of adverse weather conditions. Front landscaping shall include side yards if viewable from the street or the common area. Rear yard landscaping shall be completed within six (6) months of first occupancy by the Homeowner.

7.4 **Garages.** All homes within the Community shall contain a garage; carports shall not be permitted. Unless otherwise approved by the Board, all garages must be attached to, or incorporated in and made a part of, the residence constructed upon a Lot. In granting waivers to this requirement the Board will consider functional necessity and architectural desirability.

7.5 **Utility Lines and Wiring.** No electrical, cable television, or telephone lines or wires shall be located on any Lot unless underground or in a conduit attached to a structure. Except as may be permitted by the Board, no overhead utility lines, including lines for cable

television, shall be permitted within the Community, except for temporary lines as required during construction and lines installed by or at the request of Declarant.

7.6 **Signs.** No sign of any kind shall be erected by an Owner or Occupant within the Community without the prior written consent of the Board. Notwithstanding the foregoing, the Board and the Declarant shall have the right to erect reasonable and appropriate signs including, without limitation, signs related to Declarant's development and marketing of residences within the Community. In addition, "For sale" and "For Rent" signs and security signs consistent with the Community-Wide Standard and any signs required by legal proceedings may be erected upon any Lot.

7.7 **Vehicles.** The term "vehicles" as used herein shall include, without limitation, automobiles, vans, campers, trucks, buses, motor homes, mobile homes, boats, trailers, portable aircraft, motorcycles, snowmobiles, minibikes, scooters, go-carts, and any other rowed or self propelled transportation type vehicle. The term "passenger vehicles" as used herein shall include passenger automobiles, vans, small trucks, motorcycles, and similar type vehicles used regularly and primarily as transportation for the Occupants of the Lot. Vehicles used for commercial and recreational purposes are not considered passenger vehicles. Where a Lot contains a garage, "parking areas" shall refer to the number of garage parking spaces. Driveway areas in front of garages shall be considered "parking areas" for passenger vehicles only and only to the extent that sufficient parking spaces are not provided in the garage for all the vehicles used by the Occupants of the Lot. All vehicles shall be parked inside the garage or in the driveway area in front of the garage.

7.7.1 Any passenger vehicle which is inoperable or unlicensed and not capable of use on the public highways and which is parked on any Lot for a period of more than forty-eight (48) hours shall be treated the same as a non-passenger vehicle and shall be considered a nuisance and may be removed from the Community.

7.7.2 The Board shall adopt and maintain current rules and regulations concerning the parking and storage of vehicles on any Lot or any portion of the Community. Said rules are to protect the Community from the potentially adverse impacts of vehicles on the Community environment and to accommodate the evolving nature and use of such vehicles. Such rules and regulations may provide for exceptions and/or modifications to the conditions of this Section as determined in the sole discretion of the Board. The Board shall rule on any dispute as to the interpretation or application of this Section and all rules and regulations established by the Board with respect to vehicles and any such determination shall be final and conclusive.

7.8 **Leasing.** Lots may be leased for residential purposes. All leases shall have a minimum term of at least twelve (12) months. All leases shall require, without limitation, that the tenant acknowledge receipt of a copy of the Declaration, Bylaws, use restrictions, and rules and regulations of the Association. The lease shall also obligate the tenant to comply with the

foregoing and shall provide that in the event of noncompliance, the Board, in addition to any other remedies available to it, may evict the tenant on behalf of the Owner and specifically assess all costs associated therewith against the Owner and the Owner's property.

7.9 **Occupants Bound.** All provisions of the Declaration, Bylaws, and of any rules and regulations, use restrictions or design guidelines established pursuant thereto which govern the conduct of Homeowners and which provide for sanctions against Homeowners shall also apply to all Occupants even though Occupants are not specifically mentioned. Fines may be levied against Homeowners or Occupants. If a fine is first levied against an Occupant and is not paid timely, the fine may then be levied against the Owner.

7.10 **Animals.** No animals, livestock or poultry of any kind shall be raised, bred or kept in the Community; provided, however, that up to a total of three (3) conventional household pets may be kept on a Lot subject to the following restrictions: Pets shall not be kept, bred or maintained for any commercial purposes. Homeowners shall be responsible for the immediate cleanup and removal of all fecal matter deposited by pets on any property. Pets shall be confined in the Owner's Lot, unless on a leash and accompanied by a responsible person. The Board may prohibit Homeowners from allowing pets in some or all of the Common Property. No domestic pet may be kept if it is a source of annoyance, and such determination shall be final and conclusive. Pets shall be attended at all times and shall be registered, licensed and inoculated from time to time as required by law.

7.11 **Nuisance.** It shall be the responsibility of each Owner and Occupant to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her Lot. No Lot shall be used, in whole or in part, for the storage of any property or thing that will cause such Lot to appear to be in an unclean or untidy condition or that will be obnoxious to the eye; nor shall any substance, thing, or material be kept that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the Occupants of surrounding property. Without limiting the generality of the foregoing, no speaker, horn, whistle, siren, bell, amplifier or other sound device, except such devices as may be used exclusively for security purposes, shall be located, installed or maintained upon the exterior of any Lot unless required by law or unless specifically approved by the Board which may, in its discretion, impose certain conditions in writing as part of its approval.

7.12 **Unsightly or Unkempt Conditions.** The pursuit of hobbies or other activities, including specifically, without limiting the generality of the foregoing, the assembly of and disassembly of motor vehicles and other mechanical devices, which might tend to cause disorderly, unsightly, or unkempt conditions, shall not be pursued or undertaken in any part of the Community. Garage doors shall be kept closed at all times unless they are in use. In addition, the storage of equipment machinery, construction supplies or any similar material on a Lot outside of the home and garage constructed thereon is strictly prohibited except as required

during the remodeling or refurbishing of improvements on such Lot and then for not more than thirty (30) days.

7.13 **Drainage**. Catch basins and drainage areas are for the purpose of natural flow of water only. No obstructions or debris shall be placed in these areas. No Owner or Occupant may obstruct or rechannel the drainage flows after location and installation of drainage swales, storm sewers, or storm drains. Declarant hereby reserves for the benefit of Declarant and the Association and their respective successors and assigns a perpetual easement across all Common Property and Lots for the purpose of maintaining or altering drainage and water flow. Rights exercised pursuant to such reserved easement shall be exercised with a minimum of interference to the quiet enjoyment of affected property, reasonable steps shall be taken to protect such property, and damage shall be repaired by the Person causing the damage at its sole expense.

7.14 **Garbage Cans, Woodpiles, Etc.** All garbage cans, woodpiles, swimming pool pumps, filters and related equipment, air conditioning compressors, machinery, equipment, and other similar items related to the operation of the residence shall be located or screened so as to be concealed from view of neighboring streets and property. All rubbish, trash, and garbage shall be regularly removed and shall not be allowed to accumulate.

7.15 **Lighting**. Except as may be permitted by the Board, exterior lighting shall not be permitted except for (i) approved lighting as originally installed on a Lot; (ii) two (2) decorative post lights, (iii) street lights in conformity with an established street lighting program for the Community; (iv) seasonal decorative lights, or (v) front house illumination of model homes. Any exception granted by the Board shall not result in an annoyance or detriment to neighboring Lot Homeowners.

7.16 **Energy Conservation Equipment**. No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed unless they are an integral and harmonious part of the architectural design of a structure, as determined in the sole discretion of the Board.

7.17 **Exterior Security Devices**. No exterior security devices, including, without limitation, window bars, shall be permitted on any residence or Lot. Signs placed on the Lot or the exterior of the residence stating that such residence is protected by a security system shall not be deemed to constitute an exterior security device.

7.18 **Drainage Easements and Common Property**. Drainage Easements established on the face of the recorded plat for the Community and which apply to individual Lots shall be subject to the restrictions contained on the face of said plat, to any other governmental regulations applicable to such easements and to any additional restrictions which may be placed on said easements. Common Property of the Community shall be subject to the restrictions contained on the face of said plat, to any other governmental regulations applicable to Common Property, to any additional restrictions which may be placed on Common Property by easement

or deed restriction through the Declarant, and to any rules and regulations which the Board may establish governing said Common Property.

7.19 **Construction and Sale Period.** So long as Declarant owns any property in the Community for development and/or sale, the restrictions set forth in this Article 7 shall not be applied or interpreted so as to prevent, hinder or interfere with development, construction and sales activities of Declarant or any builder or developer approved by Declarant.

7.20 **Antennas and Clotheslines.** No external aerial antenna, free-standing antenna towers, satellite reception dishes of any kind or clotheslines shall be permitted in Shaw Lane; provided, however, satellite dishes of less than twenty-four (24) inches in diameter are permitted provided the Architectural Control Committee approves the location of same. Satellite dishes greater than twenty-four (24) inches in diameter may be allowed through written consent of the Architectural Control Committee.

ARTICLE 8

ARCHITECTURAL CONTROL COMMITTEE

8.1 **Architectural Control Committee.** The Board of Directors may appoint an Architectural Control Committee (the "Committee") of three or more persons, who may be current members of the Board, which Committee may act for the Board to the extent set forth in this Declaration. One member of the Architectural Control Committee shall be appointed for one (1) year; the second member for two (2) years; the third member for three (3) years. Thereafter, members of the Architectural Control Committee shall be appointed or selected for three year terms. The initial members of the Committee shall be representatives appointed by Declarant. Committee members shall not be entitled to compensation for their services hereunder, except as may be determined by the Board of Directors. Declarant shall have the right and power at all times to appoint or renew the appointment of the members of the Committee or to fill any vacancy until the expiration of the Development Period. After the expiration of the Development Period, the Board shall have the power to appoint and remove the members of the Committee.

8.2 **Jurisdiction and Purpose.** The Committee shall have the right to review and thereby either approve or reject all plans and specifications for any building or structure to be constructed or modified within the properties which do not conform to the architectural guidelines. Enforcement of these covenants shall be carried out by the Board of Directors of the Association.

8.2.1 No building shall be erected, placed or altered on any Lot building site (single family attached, single family detached, multi-family or commercial) until the building plans, specifications, plat plan and landscape plans are submitted by the Owner or his representative to the Architectural Control Committee and found by said Committee to be in accordance with the guidelines and the procedures established by the Committee. It shall be the

obligation of each Owner to familiarize himself with the rules, regulations and procedures of the Committee. All costs incurred by the Committee for inspections, plan review and consulting shall be paid for by the Association.

8.3 **Approval Procedures.**

8.3.1 Any approval requested of the Committee shall be requested in writing and shall be submitted to the Association by mail unless the Committee designates a different place to submit such plans.

8.3.2 In the event the Architectural Control Committee fails to respond to the Owner's application and submittal with reference to proposed plans and specifications within thirty (30) days after said plans and specifications have been submitted by the Owner in writing to the Committee for such proposed construction, addition, alteration or change, then and in that event, compliance will be deemed to have been granted by said Committee and formal written approval will not be required and this provision shall be deemed to have been fully complied with. In the event an Owner enters into construction, addition, alteration or change of any building on a building site on the properties without having first submitted in writing the proposed plans and specifications to the Committee for such work and completes such work without any notice of non-compliance from the Association or said Committee, then and in that event, after the lapse of six (6) months from the completion of such work with no suit or action having been brought to enjoin the construction, addition, alteration or change or to force compliance by change or removal of such work with this provision then approval will not be required and this provision shall be deemed to have been fully complied with. The decision of a majority of the members of the Committee shall be the decision of the Committee.

8.3.3 The Committee, in the discharge of its obligations hereunder and in its deliberations, shall act objectively and fairly in making decisions concerning various plans, specifications, plot plan and landscape plans submitted to it by various Owners for consideration. Further, the determinations of the Architectural Control Committee, as to non-compliance, shall be in writing signed by the Committee and shall set forth in reasonable detail the reason of non-compliance.

ARTICLE 9

RESTRICTIONS ON CONSTRUCTION, MAINTENANCE AND IMPROVEMENTS

9.1 **Restrictions.** The following restrictions are applicable to construction, maintenance and improvements on all the residential properties:

9.1.1 No fence, hedge, wall or other structure including but not limited to storage sheds, shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications

showing the nature, kind, shape, height, color, materials and location of the same have been submitted to and approved in writing as to the harmony of external design and location in relation to surrounding structures and topography by the Committee.

9.1.2 All roofing materials shall be approved by the Committee.

9.1.3 All driveways and parking bays shall be constructed of aggregate concrete, unless approved for use of other material as granted by the Committee.

9.1.4 The location, color, size, design, lettering and other particulars of mail or paper delivery boxes shall be subject to approval of the Committee.

9.2 **Right of Entry of Association Representative.** Any agent or officer of the Association may at any reasonable pre-determined hour or hours upon twenty-four (24) hours notice during construction or exterior remodeling, enter and inspect any of said property as to its maintenance or improvements to determine if there has been compliance with the provisions hereof. The Association and any agent or officer thereof shall not thereby be deemed guilty of any manner of trespass for such entry or inspection.

9.3 **Evidence of Compliance with Restrictions.** Records of the Association with respect to compliance with the provisions of this Declaration shall be conclusive evidence as to all matters shown by such records. After the expiration of six (6) months following the completion of any construction, addition, alteration or change to any building on a building site, in the absence of any notice to comply or in the absence of any suit to enjoin such work or to force compliance by change or removal of such work within said period, then and in that event said structure or work, improvement or alteration shall be deemed to be in compliance with the provisions of this Declaration.

ARTICLE 10

INSURANCE AND CASUALTY LOSSES

10.1 **Insurance Coverage.** The Board of Directors or the duly authorized agent of the Association shall have the authority to and shall obtain or cause to be obtained insurance as follows:

10.1.1 The Board shall obtain a public liability policy applicable to the Common Property covering the Association and its members for all damage or injury caused by the negligence of the Association or any of its members or agents, and, if reasonably available, directors' and officers' liability insurance. The public liability policy shall have a combined single limit of at least One Million Dollars (\$1,000,000.00).

10.1.2 The Board is hereby authorized to contract with or otherwise arrange to obtain the insurance coverage required hereunder through the Declarant and to reimburse Declarant for the cost thereof, and Declarant shall be authorized, but not obligated, to purchase such insurance coverage for the benefit of the Association and the Homeowners upon Declarant and the Association agreeing upon the terms and conditions applicable to reimbursement by the Association for costs incurred by Declarant in obtaining such coverage. Notwithstanding anything contained in this Declaration to the contrary, the Board shall not be required to comply with the provisions of this Article if the Board has contracted for or otherwise arranged to obtain the required insurance coverage through the Declarant.

10.1.3 Premiums for all insurance shall be common expenses of the Association. The policies may contain a reasonable deductible, and the amount thereof shall not be subtracted from the face amount of the policy in determining whether the insurance at least equals the full replacement cost.

10.1.4 In the event insurance premiums in connection with the insurance required by this Article 10 become prohibitive, in the judgment of the Board, the Board may with approval of seventy-five percent (75%) of the Total Association Vote reduce the amount of the required insurance, self-insure itself, or discontinue the insurance all together.

10.2 **Policy Requirements.** All such insurance coverage obtained by the Board of Directors shall be written in the name of the Association, as trustee for the respective benefited parties. Such insurance shall be governed by the provisions hereinafter set forth:

10.2.1 All policies shall be written with a company authorized to do business in the State of Washington.

10.2.2 In no event shall the insurance coverage obtained and maintained by the Association's Board of Directors hereunder be brought into contribution with insurance purchased by individual Homeowners, Occupants, or their Mortgagees, and the insurance carried by the Association shall be primary.

10.3 **Damage and Destruction--Insured by Homeowners.** The damage or destruction by fire or other casualty to all or any portion of any improvement on a Lot shall be repaired by the Owner thereof within ninety (90) days after such damage or destruction or, where repairs cannot be completed within ninety (90) days, they shall be commenced within such period and shall be completed within a reasonable time thereafter. Alternatively, the Owner may elect to demolish all improvements on the Lot and remove all debris therefrom within ninety (90) days after such damage or destruction. In the event of noncompliance with this provision, the Board of Directors shall have all enforcement powers specified herein.

10.4 **Insurance Deductible.** The deductible for any casualty insurance policy carried by the Association shall, in the event of damage or destruction, be allocated among the Persons who are responsible hereunder, or be a common expense of the Association.

ARTICLE 11

MORTGAGE PROVISIONS

The following provisions are for the benefit of holders of first Mortgages on Lots in the Community. The provisions of this Article apply to both this Declaration and to the Bylaws, notwithstanding any other provisions contained therein.

11.1 **Notices of Action.** An institutional holder, insurer, or guarantor of a first Mortgage, who provides a written request to the Association (such request to state the name and address of such holder, insurer, or guarantor and the Lot number, therefore becoming an “eligible holder”), will be entitled to timely written reports as to the current status of said Lot with respect to the following:

11.1.1 Any condemnation loss or any casualty loss which affects a material portion of the Community or which affects any Lot on which there is a first Mortgage held, insured, or guaranteed by such eligible holder;

11.1.2 Any delinquency in the payment of assessments or charges owed by an Owner of a Lot subject to the Mortgage of such eligible holder.

11.2 **No Priority.** No provision of this Declaration or the Bylaws gives or shall be construed as giving any Owner or other party priority over any rights of the first Mortgagee of any Lot in the case of distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Property.

11.3 **Notice to Association.** Upon request, each Lot Owner shall be obligated to furnish to the Association the name and address of the holder of any Mortgagee encumbering such Owner’s Lot.

11.4 **Applicability of Article 11.** Nothing contained in this Article shall be construed to reduce the percentage vote that must otherwise be obtained under the Declaration, Bylaws, or Washington law for any of the acts set out in this Article.

ARTICLE 12

EASEMENTS

12.1 **Easements for Use and Enjoyment.** Every Owner of a Lot shall have a right and easement of ingress and egress, use and enjoyment in and to the Common Property which shall be appurtenant to and shall pass with the title to each Lot, subject to the following provisions:

12.1.1 The right of the Association to suspend the voting rights of an Owner and the right of an Owner to use the recreational facilities available for use by the Community, if any, for any period during which any assessment against such Owner's Lot which is hereby provided for remains unpaid; and, for a reasonable period of time for an infraction of the Declaration, Bylaws, or rules and regulations;

12.1.2 The right of the Association to borrow money for the purpose of improving the Common Property, or any portion thereof, or for construction, repairing or improving any facilities located or to be located thereon, and to give as security for the payment of any such loan a Mortgage conveying all or any portion of the Common Property; provided, however, the lien and encumbrance of any such Mortgage given by the Association shall be subject and subordinate to any rights, interests, options, easements and privileges herein reserved or established for the benefit of Declarant, or any Lot or Lot Owner, or the holder of any Mortgage, irrespective of when executed, given by Declarant or any Lot Owner encumbering any Lot or other property located within the Community; and

12.1.3 The right of the Association to dedicate or transfer all or any portion of the Common Property subject to such conditions as may be agreed to by the individual Lot Owners and Members of the Association, and real property secured lenders, in accordance with the Plat dedication and restrictions. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer has been approved by the affirmative vote of all Lot Owners and Members of the Association and real property secured lenders with an interest therein; provided however that during the Development Period, Declarant may, on its sole signature, dedicate or transfer portions of the Common Property, including without limitation adjustment of the Plat or Community Property Boundary with adjoining property owned by utilities or governmental agencies so long as such transfer or dedication does not materially and adversely affect the Association or any Lot Owner. During the Development Period, Declarant may also, on its sole signature, dedicate or transfer Common Property consisting primarily of utility systems to be owned and maintained by said utility jurisdictions.

12.2 **Delegation of Owner's Rights.** Any Lot Owner may delegate such Owner's right of use and enjoyment in and to the Common Property and facilities located thereon to the members of such Owner's family and to such Owner's tenants and guests and shall be deemed to have made a delegation of all such rights to the Occupants of such Owner's Lot, if leased.

12.3 **Easement for Entry.** In addition to the right of the Board to exercise self-help as provided in Section 14.2, hereof, the Board shall have the right, but shall not be obligated, to enter upon any property within the Community for emergency, security, and safety reasons, which right may be exercised by police officers, fire fighters, ambulance personnel, and similar emergency personnel in the performance of their respective duties. Except in an emergency situation, entry shall only be during reasonable hours and after notice to the Owner, and the entering party shall be responsible for any damage caused. This right of entry shall include the right of the Board to enter to cure any condition which may increase the possibility of a fire, slope erosion, or other hazard in the event an Owner or Occupant fails or refuses to cure the condition upon request by the Board.

12.4 **Easement for Entry Features.** There is hereby reserved to the Declarant and the Association an easement for ingress, egress, installation, construction, landscaping and maintenance of entry sign features and similar streetscapes for the Community, if any, as more fully described on the recorded subdivision plats for the Community or any other recorded instrument, easement or conveyance. The easement and right herein reserved shall include the right to cut, remove and plant trees, shrubbery, flowers and other vegetation around such entry features and the right to grade the land under and around such entry features.

ARTICLE 13

RIGHTS OF DECLARANT DURING DEVELOPMENT PERIOD

13.1 **Addition of Property.** During the Development Period as defined in Section 1.1.8 of this Declaration, Declarant shall have the right to file an amendment to this Declaration signed solely by Declarant subjecting additional property to the terms of this Declaration, which amendment may result in the addition of Common Property and the increase in maintenance obligations. Any such amendment to this Declaration shall become effective upon recordation, unless a later effective date is specified therein.

ARTICLE 14

GENERAL PROVISIONS

14.1 **Enforcement.** Each Owner and Occupant shall comply strictly with the Association's Bylaws, rules and regulations, the use restrictions, as they may be lawfully amended or modified from time to time, and with the covenants, conditions, and restrictions set forth in this Declaration and in the deed to such Owner's Lot, if any. The Board of Directors may impose fines or other sanctions, which shall be collected as provided herein for the collection of assessments. Failure to comply with this Declaration, the Bylaws or the rules and regulations shall be grounds for an action to recover sums due for damages or injunctive relief, or both, maintainable by the Board of Directors, on behalf of the Association, or, in a proper case,

by an aggrieved Owner. Failure by the Association or any Owner to enforce any of the foregoing shall in no event be deemed a waiver of the right to do so thereafter.

14.2 **Self-Help**. In addition to any other remedies provided for herein, the Association or its duly authorized agent shall have the power to enter upon any Lot or any other portion of the Community to abate or remove, any structure, thing, or condition which violates this Declaration, the Bylaws, or the Association's rules and regulations. Unless an emergency situation exists, the Board shall give the violating Owner ten (10) days written notice of its intent to exercise self-help. Notwithstanding the foregoing, vehicles may be towed after reasonable notice. All costs of self-help, including, without limitation, reasonable attorneys' fees actually incurred, shall be assessed against the violating Owner and shall be collected as provided for herein for the collection of assessments.

14.3 **Duration**. This Declaration shall run with and bind the Community, and shall inure to the benefit of and shall be enforceable by the Association or any Owner, their respective legal representatives, heirs, successors, and assigns, perpetually to the extent provided by law; provided, however, so long as and to the extent that Washington law limits the period during which covenants restricting land to certain uses may run, any provisions of this Declaration affected thereby shall run with and bind the land so long as permitted by such law, after which time, any such provision shall be (a) automatically extended (to the extent allowed by applicable law) for successive periods of ten (10) years, unless a written instrument reflecting disapproval signed by the then Homeowners of at least two-thirds (2/3) of the Lots and the Declarant (so long as the Declarant owns any property for development and/or sale in the Community) has been recorded within the year immediately preceding the beginning of a ten (10) year renewal period agreeing to change such provisions, in whole or in part, or to terminate the same, in which case this Declaration shall be modified or terminated to the extent specified therein; or (b) extended as otherwise provided by law. Every purchaser or grantee of any interest (including, without limitation, a security interest) in any real property subject to this Declaration, by acceptance of a deed or other conveyance therefor, thereby agrees that such provisions of this Declaration may be extended and renewed as provided in this Section.

14.4 **Amendments**. In addition to the amendment rights of Declarant set forth in Section 13.1 of this Declaration, this Declaration may also be amended upon the affirmative vote or written consent, or any combination thereof, of the Homeowners of at least seventy-five percent (75%) of the Total Association Vote and the consent of Declarant (so long as the Declarant owns any property for development and/or sale in the Community). Amendments to this Declaration shall become effective upon recordation, unless a later effective date is specified therein.

14.5 **Gender and Grammar**. The singular, wherever used herein, shall be construed to mean the plural, when applicable, and the use of the masculine pronoun shall include the neuter and feminine.

14.6 **Severability**. Whenever possible, each provision of this Declaration shall be interpreted in such manner as to be effective and valid, but if the application of any provision of this Declaration to any person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision or the application of any provision which can be given effect without the invalid provision or application, and, to this end, the provisions of this Declaration are declared to be severable.

14.7 **Captions**. The captions of each Article and Section hereof, as to the contents of each Article and Section, are inserted only for convenience and are in no way to be construed as defining, limiting, extending, or otherwise modifying or adding to the particular Article or Section to which they refer.

14.8 **Perpetuities**. If any of the covenants, conditions, restrictions, or other provisions of this Declaration shall be unlawful, void, or voidable for violation of the rule against perpetuities, then such provisions shall continue only until twenty-one (21) years after the death of the last survivor of the now living descendants of the individual signing this Declaration.

14.9 **Indemnification**. To the fullest extent allowed by applicable Washington law, the Association shall indemnify every officer and director against any and all expenses, including, without limitation, attorneys' fees, imposed upon or reasonably incurred by any officer or director in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the then Board of Directors) to which such officer or director may be a party by reason of being or having been an officer or director. The officers and directors shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misfeasance, malfeasance, misconduct, or bad faith. The officers and directors shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such officers or directors may also be members of the Association), and the Association shall indemnify and forever hold each such officer and director free and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided for herein shall not be exclusive of any other rights to which any officer or director, or former officer or director, may be entitled. The Association may, at the discretion of the Board, maintain adequate general liability and officers' and directors' liability insurance to fund this obligation, if such coverage is reasonably available.

14.10 **Inspection of Books and Records**. This Declaration, the Bylaws, copies of rules and use restrictions, membership register, books of account, and minutes of meetings of the members of the Board and of committees shall be made available for inspection and copying by any member of the Association or by the duly appointed representative of any member and by holders, insurers, or guarantors of any first Mortgage at any reasonable time and for a purpose reasonably related to such person's interest as a member or holder, insurer, or guarantor of a first Mortgage at the office of the Association or at such other reasonable place as the Board shall prescribe.

14.10.1 Every director shall have the absolute right at any reasonable time to inspect all books, records, and documents of the Association and the physical properties owned or controlled by the Association. The right of inspection by a director includes the right to make extra copies of documents at the reasonable expense of the Association.

14.11 **Financial Review.** A review of the books and records of the Association shall be made annually in the manner as the Board of Directors may decide, provided, however, after having received the Board's financial statements at the annual meeting, by a majority of the Total Association Vote, the Homeowners may require that the accounts of the Association be audited as a common expense by a certified public accountant. Upon written request of any institutional holder of a first Mortgage and upon payment of all necessary costs, such holder shall be entitled to receive a copy of audited financial statements within ninety (90) days of the date of the request.

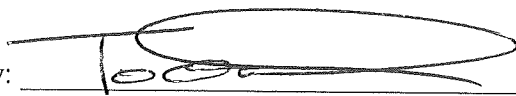
14.12 **Litigation.** No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by at least seventy-five percent (75%) of the Total Association Vote. This Section shall not apply, however, to (i) actions brought by the Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens), (ii) the imposition and collection of assessments as provided in Article 5 hereof, (iii) proceedings involving challenges to ad valorem taxation, or (iv) counter-claims brought by the Association in proceedings instituted against it. This Section shall not be amended unless such amendment is approved by the same percentage votes, and pursuant to the same procedures, necessary to institute proceedings as provided above.

Executed the day and year first above written.

DECLARANT:

EHELBARGER INVESTMENTS, LLC
a Washington limited liability company

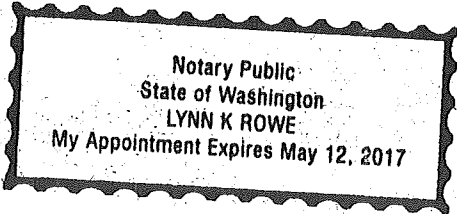
By: _____


Todd M. Echelbarger, Its: Member

STATE OF WASHINGTON)
): ss
COUNTY OF SNOHOMISH)

On this day personally appeared before me, Todd M. Echelbarger, to me known to be a Member of Echelbarger Investments, LLC, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and stated that he was authorized to execute the said instrument as such Managing Member.

GIVEN under my hand and official seal this 7th day of January, 2015.



Lynn Rowe
Lynn Rowe [print name]
NOTARY PUBLIC in and for the State of
Washington, residing at Lake Stevens.
My commission expires 5-12-17.

EXHIBIT A

Legal Description

Lots 1 through 6 and Tract 999, Plat of Echelbarger's Shaw Lane,
recorded under Snohomish County Auditor's File No.

_____.

Situate in the County of Snohomish, State of Washington.

October 30, 2014
LSA File No. 5383

Mr. Michael Clugston
Edmonds Planning Department
121 5th Avenue N.
Edmonds, Washington 98020

Re: Final Plat PLN 20120043

Dear Mike,

RECEIVED
OCT 31 2014
DEVELOPMENT SERVICES
COUNTER

Please find attached, the final plat map for the project of Echelbarger's Shaw Lane. In accordance with the Edmonds Hearing Examiner's Findings of Fact, Conclusions of Law and Final Decision dated March 28, 2013, Section V, the following conditions of approval are addressed as follows:

- Item 1: A 10 foot dedication along the frontage of 218th Street S.W. is provided.
- Item 2: The trees along the east property line have been removed. The Connelly's and the Hepler's are happy.
- Item 3: The civil improvement plans were resubmitted to the City on February 19, 2014. On Sheet C5, a retaining wall with a maximum height of 3 feet is shown with grade/top of wall elevations reflected at 30 foot intervals.
- Item 4: On Sheet C3 of the said resubmitted civil improvement plans, the SWPPP reflected which trees were to be removed and which were to be retained. One additional tree in the southeast corner was removed.
- Item 5: The approved civil subdivision improvement plans were signed by JoAnne Zulauf on February 24, 2014.
- Item 6 (a): The project is under construction and nearing time for the as-builts to be surveyed. They will be submitted and approved prior to the final plat approval and recording.
- Item 6 (b)(i): On Sheet 1 of 2, note #1 shown under Restrictions.
- Item 6 (b)(ii): On Sheet 1 of 2, appropriate declaration, certifications, agreements, approval blocks, easements and maintenance provisions are included.
- Item 6 (b)(iii): On Sheet 2 of 2, no setback lines have been shown.
- Item 6 (c): The final plat document has been prepared in accordance with the Snohomish County Auditor's requirements.
- Item 6 (d): Two copies of the final plat are being submitted herewith.
- Item 6 (e): Subdivision Certificate No. 5260945c, Update 1, dated October 21, 2014, and supporting documents are being submitted herewith.

All approval items have been or will be addressed prior to recording of the final plat.

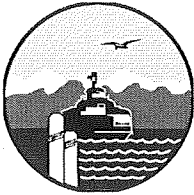
Should you have any questions, please call me or Jeffrey T. Treiber.

Sincerely,



Kelly A. Mitchell
Plat Coordinator

Exhibit 6



CITY OF EDMONDS
ENGINEERING DIVISION

Date: January 7, 2015
To: Michael Clugston, Planner
From: JoAnne Zulauf, Engineering Technician
Subject: **PLN20120043, Shaw Lane - Final Plat
8620 218th Street SW**

The Engineering Division has found that the subject 6-lot plat meets the requirements established for civil subdivision improvements in accordance with Edmonds Community Development Code (ECDC) 20.75.

The Hearing Examiners Decision, which provided preliminary plat approval, was issued on March 28, 2013 and included engineering conditions of approval in Exhibit 7. Civil construction plans were submitted to the Engineering Division on August 14, 2013 consistent with the conditions of approval and ECDC 20.75.120. The plans were approved for construction on February 24, 2014. Consistent with ECDC Title 18, a performance bond has been posted as surety that the right of way and private stormwater improvements will be completed in accordance with the approved plans, City codes and standards.. The City accepted the performance bond submitted by the developer on June 14, 2013 reflecting the total cost to construct those improvements in the amount of \$273,772.42.

Prior to recording of the plat, all work shall either be constructed and accepted by the City or a performance bond shall be posted as surety that the improvements will be complete within 12 months from the date of recording. The improvements shown on the approved civil construction plans are currently under construction and are scheduled to be completed and accepted by the City prior to the January 20th Council meeting. Should the outstanding items not be completed by this date, the developer will be required to provide an additional performance bond to reflect the cost of all required improvements.

As a condition of development the subject plat will dedicate a 10-ft along the south property line to increase the southern half of 218th St SW to 30-ft. and an access easement across Lot 1 for inspection of drainage facilities will be granted to the City of Edmonds. These elements will be reviewed at the Council's Study Session on January 13th and will be brought to full Council on January 20th for official acceptance and approval of the Final Plat resolution.

City Council Meeting**Meeting Date:** 01/13/2015**Time:** 10 Minutes**Submitted For:** Phil Williams**Submitted By:** Jim Stevens**Department:** Public Works**Committee:** Parks, Planning, Public Works
Finance**Type:** Potential Action**Information****Subject Title**

City Hall Exterior ATM Concession Agreement

Recommendation

Staff recommends forwarding this agenda item and its draft agreement and attachments to the full Council for public hearing and action at its next regular meeting.

Previous Council Action

None.

Narrative

In late 2014, Bruce Barstow of Dog Day Afternoon, Inc., approached staff about the possibility to enter into an agreement to locate an ATM machine adjacent to the front entrance of City Hall. Such an installation would conveniently serve the public, especially during the Saturday Market, Taste of Edmonds, and other events for which an individual might need to obtain cash for immediate use.

Section 4.04 of the Edmonds City Code deals with concession agreements as this installation would require, and staff worked with the City Attorney to create the document attached here for the Council to review and amend/approve. Once the Council has determined the final format for this document, it will ultimately be signed by the mayor and vendor before it takes effect. For any vendor agreements concerning the use of City property other than that in a park, a public hearing is a required part of the process as well. The pieces of the attached draft agreement that are highlighted indicate where the boilerplate document provided by the City Attorney was completed with specific information for this ATM installation.

The interested vendor currently operates and maintains an ATM machine at the City's Mini Park, adjacent to the ferry holding lanes. If this proposed installation is agreeable to all parties, the new machine would be installed in plenty of time for what is envisioned as its peak use period.

AttachmentsExhibit AExhibit BExhibit C

Exhibit D DDA Agreement

Form Review

Inbox	Reviewed By	Date
Public Works	Phil Williams	12/23/2014 11:21 AM
Parks and Recreation	Carrie Hite	12/23/2014 11:33 AM
City Clerk	Scott Passey	12/29/2014 07:06 AM
Mayor	Dave Earling	12/29/2014 08:33 AM
Finalize for Agenda	Scott Passey	12/29/2014 08:33 AM
Form Started By: Jim Stevens		Started On: 11/26/2014 01:24 PM
Final Approval Date: 12/29/2014		

EXHIBIT A



X = location of ATM machine



Google earth

feet
meters



2700

Sleek looks, innovation and rock-solid reliability.

The **2700** brings you the latest advancements in ATM technology with an appealing design suitable for even the most high-end locales. This heavy-duty, free-standing machine gives you dependability and ease of maintenance with the convenience of high-capacity note storage. You get the same high quality and proven reliability you expect from industry leader Nautilus Hyosung.

INNOVATIVE DESIGN

The **2700** features a user-friendly interface with a large 10.1" display screen and tactile touch function keys.

CAPACITY

A significant advantage of the **2700** ATM is its high-capacity note storage able to accommodate up to three removable cassettes to make managing your cash easier.

RELIABILITY

Ease of maintenance and simplified service routines provide maximum availability and increased uptime with minimal operational intervention.

VISIBILITY

The built-in LED backlit sign makes this already attractive ATM even more visible. Add a video topper to stream advertising of your choice to attract more sales and customers.



System Platform

- Microsoft® Windows® CE 6.0

Card Reader

- Dip type card reader
- IC Card Reader (optional)
- Anti-skimming (optional)

Screen Display

- 10.1" color TFT LCD

Printers

- Graphical thermal receipt printer

Power Supply

- AC 110-240 V, 50-60 Hz

Security

- UL business hour safe
- Dial Lock (standard), electronic lock, Cencon lock, S&G lock (optional)

Input Type

- 8 tactile touch function keys
- ADA compliant
- PCI compliant EPP
- RKT (optional)

Communication

- TCP/IP, dial-up

Cash Dispenser

- 1,000 note removable cassette*
- 1,000 note drawer (optional)*
- 2,000 note removable cassette* upgradable to three cassettes

Additional Features

- Flicker
- LED Topper (optional)
- 15" LCD video topper (optional)
- Audio jack
- EPP illumination
- Speaker
- Braille keypad
- Digital receipt
- Electronic journal
- Supports six languages: English, Spanish, French, Japanese, Chinese, Korean
- Enhanced Standard 1 (Hyosung Standard) DCC (Dynamic Currency Conversion)

Environmental Conditions

- Temperature: 0°C~ 40°C (32°F – 104°F)
- Humidity: 20 ~ 85%

Dimensions

- Height: 52.3" (1,328 mm)
- Width: 15.7" (400 mm)
- Depth: 18.4" (468 mm)
- Weight: 265 lbs (120 kg)

**Subject to note quality and other variables*



Contact your authorized Nautilus Hyosung distributor or representative for more information.

Internal components may change with the introduction of new technology. Nautilus Hyosung reserves the right to change the specifications of this ATM to accommodate the changes in technology.

EXHIBIT C

ATTACHMENT A

RECOMMENDED ATM TERMINAL HARDWARE

SEE PICTURES OF INSTALLED
UNITS IN EDMONDS, WA
AND LAKEWOOD, WA ON
[DASH WEBSITE](#)

RECOMMENDED
INSIDE/OUTSIDE
ATM TERMINAL

----->
NAUTILUS-HYOSUNG
MODEL NH2700CE



RECOMMENDED
ATM ENCLOSURE

----->
DASH TOWER
SECURITY SLEEVE



SECURITY ENCLOSURES



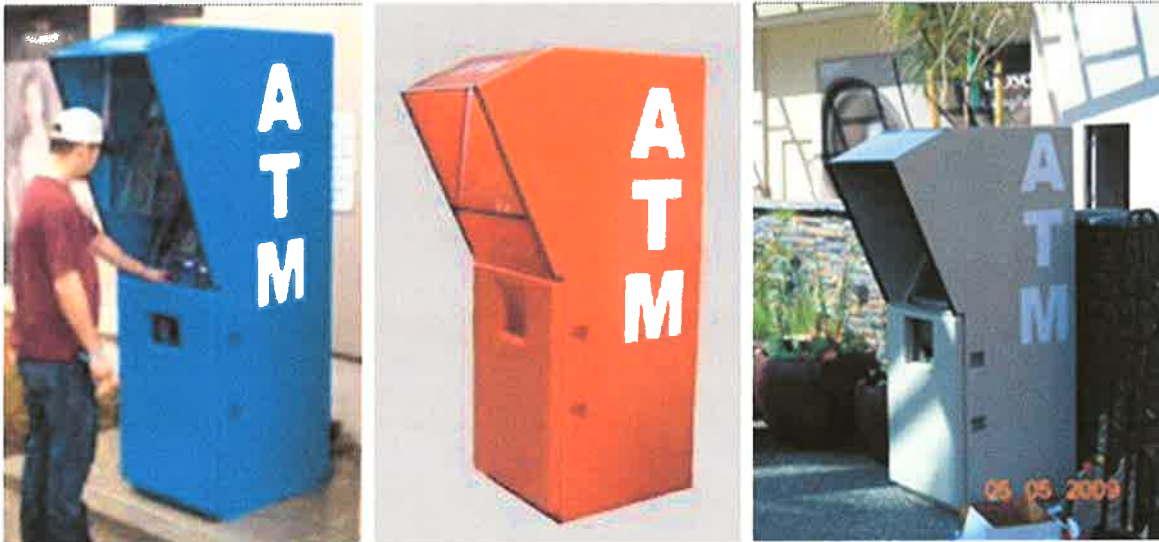
WALK-UP / DRIVE-UP

Call 206-2883090

swipeforcash.com



SECURITY ENCLOSURES



TOWER ATM SECURITY SLEEVE

The DASH Tower Security Sleeve has evolved with the introduction of the 3rd generation units. The enclosure is specifically designed to deter “Smash & Grab” bandits.

The sleeve is designed to be anchored with 5/8” Titen Head anchor bolts, rated at 12,000’ shear strength and includes an Anti-Ram designed base plate. Enclosure includes ½” Clear Lexan protective panel – keeping rain and inclement weather from the ATM while remaining illuminated and customer accessible.

The sleeve is finished in either Acrylic Enamel or corrosion resistant Epoxy Primer or powder coated and is equipped with a T-4 florescent overhead light to illuminate the keypad and ATM fascia. (Concrete filled bollard posts are recommended for free-standing outside deployment).

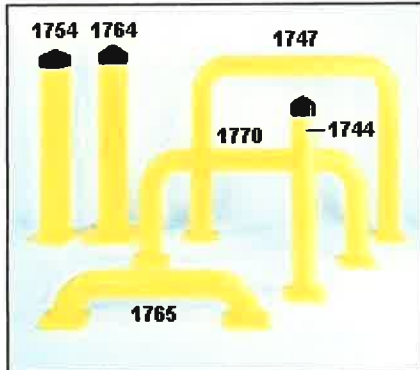
Constructed of 10 gauge steel and features a ¼” steel base plate for anchoring. Approximate weight: 400’ plus - ATM Measurements: 23” w x 28.5” d x 77” h.

Call 206-2883090

swipeforcash.com



BOLLARDS POSTS



Bollard Posts

Bollards Posts
 Add protection to your facility and prevent damage. Posts feature a durable baked on powder coat in safety yellow to provide high visibility. Each post is made of 1/4" thick steel mounted on 3/8" steel plates that are pre-drilled with 3/4" holes for easy installation. The black HDPE post caps are included and can be removed to fill posts with concrete for extra protection.

Anchor bolts not included.

2 x 1744 per ATM security enclosure – filled with concrete

EAGLE Bollard Post Specifications				
MODEL	DESCRIPTION	DIMENSIONS	PLATE SIZE	WEIGHT
1742	4" Round Bollard Post	24" h x 4.5"	8" x 8" x 3/8"	35 lbs.
1743	4" Round Bollard Post	36" h x 4.5"	8" x 8" x 3/8"	45 lbs.
1744	4" Round Bollard Post	42" h x 4.5"	8" x 8" x 3/8"	50 lbs.
1749	4" Round Post Cap	5" diameter	N/A	2 lbs.
1755	5" Round Bollard Post	24" h x 5.6"	10" x 10" x 3/8"	45 lbs.
1756	5" Round Bollard Post	36" h x 5.6"	10" x 10" x 3/8"	60 lbs.
1757	5" Round Bollard Post	42" h x 5.6"	10" x 10" x 3/8"	67 lbs.
1758	5" Round Post Cap	5.85" diameter	N/A	2 lbs.
1752	5" Square Bollard Post	24" h x 5"	10" x 10" x 3/8"	35 lbs.
1753	5" Square Bollard Post	36" h x 5"	10" x 10" x 3/8"	47 lbs.
1754	5" Square Bollard Post	42" h x 5"	10" x 10" x 3/8"	53 lbs.
1759	5" Square Post Cap	5.25" square	N/A	2 lbs.
1763	6" Round Bollard Post	36" h x 6.625"	10" x 10" x 3/8"	65 lbs.
1764	6" Round Bollard Post	42" h x 6.625"	10" x 10" x 3/8"	72 lbs.
1769	6" Round Post Cap	7" diameter	N/A	2 lbs.

Call 206-2883090

swipeforcash.com

CONCESSION AGREEMENT

COMES NOW, the City of Edmonds, Washington, a municipal corporation (hereinafter “City”) and **Dog Day Afternoon, Inc.**, (hereinafter “Concessionaire”) under the terms and conditions set forth herein:

1. Statement of Purpose. The purpose of this Concession Agreement is to authorize the temporary use as described herein of **approximately 20 square feet of the under-soffit area at the south side of the City Hall front doors at 121 5th Ave. N, Edmonds, WA 98020** [description of location]. This Concession Agreement is a legislative action of the Edmonds City Council, and as provided herein, may be terminated by the Council at any time. The Concessionaire is authorized to use the location to **install and maintain an ATM machine for public use**. Nothing herein shall be interpreted to relieve the Concessionaire of obtaining the approval of any necessary state or local entity, including requirements to obtain any necessary business and street use permits as referenced in this Agreement.

2. Premises. This Concession Agreement authorizes the use of **approximately 20 square feet of the under-soffit area at the south side of the City Hall front doors at 121 5th Ave. N, Edmonds, WA 98020** (hereinafter the “Premises”) by Concessionaire. This location is shown on the attached Exhibit A, incorporated by this reference as fully as if herein set forth.

3. Undertakings of Concessionaire. In consideration of the benefits of this Agreement, the Concessionaire promises and agrees to:

3.1 Utilize the leased Premises for the maintenance of an **ATM machine**, shown on the attached Exhibits B and C, incorporated by this reference as fully as if herein set forth.

3.2 Pay to the City a sum equal to **ten percent (10%) of Concessionaire’s gross receipts per month**. Such sum shall be paid on or before the first day of each month. Any payment not received by the fifth (5th) business day of each month shall be subject to a twenty-five dollar (\$25) service charge, and an additional service charge of twenty-five dollars (\$25) shall be added for every period of five (5) business days thereafter. Failure to remit this payment by the 15th day of each month shall be grounds for immediate termination of this Concession Agreement.

3.3 Obtain a business license from the City for this location in accordance with the Edmonds City Code.

3.4 Provide as part of the street use permit process a certificate of insurance naming the City as an additional named insured. The policy shall provide public liability protection in the minimum amount of \$1 million per occurrence and \$2 million in aggregate. The insurance policy shall be primary as to any other policy of

insurance. It shall provide that the policy may not be cancelled except upon the provision of thirty (30) days written notice to the City.

3.5 Refrain from sales of retail goods or services other than the goods or services covered by this Agreement.

3.6 Indemnify and hold harmless, on behalf of itself and its successors, heirs and assigns, the City of Edmonds, its officers, agents and employees from any claim, loss or liability of any kind or nature arising from or out of the use of the Premises and/or the terms and conditions of this Agreement. To the extent necessary to enforce this promise, the Concessionaire as a part of the negotiation of the provisions of this Agreement, waives the immunities of Title 51 RCW to, but only to, the limited extent necessary to indemnify and hold harmless the City, its officers, agents and employees.

3.7 Concessionaire may terminate this Agreement on the provision of thirty (30) days written notice to the City.

3.8 In the event of termination, Concessionaire shall restore the site to its original condition and remove all structures, temporary or permanent, by the date of termination. The City may, at its option, seize any personal property, temporary structure or other object or item left on the site and sell it in the event that it is not removed by the date of termination set in the notice from Concessionaire. The City may, at its option, restore the site and bill Concessionaire for the reasonable cost of restoration of the site to its original condition. If Concessionaire fails to pay the sum within thirty (30) days, the parties agree that the City may forward the sum to a collection agency for recovery. Concessionaire shall be responsible for any costs associated with such recovery, including reasonable attorneys' fees, court costs and the charges of the collection agency.

4. Obligations of the City. The City agrees that it will:

4.1 Make available the Premises for the purpose of **public use of an ATM machine**; provided, however, that nothing herein shall be interpreted to authorize the sale of other retail goods or services.

4.2 The City Council, in its sole legislative discretion, reserves the right under this Agreement to terminate its provisions at any time upon the provision of forty-eight (48) hours written notice. In addition, the City Council reserves the right to seek proposals for the leased Premises or any other property or unopened right of way of the City for competitive bids from other vendors at such time and through such a process as in its sole discretion shall determine appropriate. The Concessionaire shall be provided an opportunity in any such future process to make a proposal on the same terms as other proposals, but shall have no competitive advantage in the process. The lease payments provided in paragraph 3.2 above are specifically set at a lower rate than market rates to acknowledge that this Concession Agreement is terminable at will. In the event of termination by the City, the City shall return a pro-rata portion of any prepaid rent.

CITY OF EDMONDS

Dave Earling, Mayor

ATTEST/AUTHENTICATED:

Scott Passey, City Clerk

APPROVED AS TO FORM:

Office of the City Attorney

City Council Meeting**Meeting Date:** 01/13/2015**Time:** 25 Minutes**Submitted By:** Shane Hope**Department:** Development Services**Type:** Information**Information****Subject Title**

Discussion of the Draft Housing Element for the 2015 Comprehensive Plan Update

Recommendation

Provide any questions, comments or direction on the draft updated Housing Element.

(Note: No final action may occur until the entire draft updated Comprehensive Plan is ready.)

Previous Council Action

On August 26, 2014, the City Council heard and discussed a presentation on affordable housing needs, as provided by the Executive Director of the Housing Coalition of Snohomish County and Everett. (See Exhibit 5.)

On October 28, 2014, the City Council heard and discussed a presentation on the Edmonds' Housing Profile, as provided by the Alliance for Housing Affordability to inform the Comprehensive Plan update. (See Exhibit 6.)

On December 2, the City Council held a public hearing on the draft Housing Element that had been recommended by the Planning Board.

Narrative**GENERAL BACKGROUND**

A major review and update of the Edmonds Comprehensive Plan is due to the state by mid-2015. Previously, the City conducted an analysis, based on state guidance, and found that the City's existing Comprehensive Plan was mostly in compliance with Growth Management requirements. The biggest need is to substitute current data for the old data (some of which is 10-15 years old). Because of the short timeline, the Planning Board and City Council have concurred that the update can be basic in nature, focusing primarily on: (a) refreshing the data and supporting materials; (b) considering modest changes to reflect new information and expectations through the year 2035, as well as state guidance; and (c) adding performance measures and, as appropriate, action steps--generally one of each for each major Plan element.

Each major element is being considered for updating on a schedule previously reviewed by the Planning Board and City Council. While preliminary direction can be provided by the Board and Council after reviewing each draft updated element, a final decision on the entire Comprehensive Plan update is expected in mid-2015. Public hearings and other public information will be part of the process.

HOUSING ELEMENT BACKGROUND

The Growth Management Act (GMA) includes a broad goal for housing:

--"Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock."

Also, the GMA identifies certain things each housing element of a Comprehensive Plan must contain. More state guidance is provided in the Washington Administrative Code. Furthermore, the Snohomish County Countywide Planning Policies provide direction for city and county approaches to housing. In addition, Puget Sound Regional Council (our regional planning organization) addresses housing in VISION 2040 (our regional plan), and as technical assistance, has developed a "tool kit" of housing information and ideas. (Note: The GMA requires city and county comprehensive plans to be consistent with countywide and regional plans.)

On August 26, the Executive Director of the Housing Coalition of Snohomish County and Everett made a presentation to the City Council about countywide housing needs, especially related to affordability and our region's growing population. (See the attached slide presentation—Exhibit 5.) This includes important countywide data related to the need for affordable housing.

Our city is also partnering with other cities and Snohomish County in the Alliance for Housing Affordability (AHA), a group formed from Snohomish County Tomorrow. Through AHA, an "affordable housing profile" has been prepared for each participating jurisdiction. A presentation on the profile for Edmonds was made to the City Council on October 28 and is attached as Exhibit 6. The full Edmonds Housing Profile (Exhibit 7, attached) has extensive data on housing in Edmonds. (NOTE: The Profile looks at housing affordability mostly from the perspective of the entire metropolitan region, which includes Seattle, while the information in Exhibit 5 from the Housing Coalition looks at housing affordability based just on the Snohomish County area--not including Seattle.) Some of the Housing Profile data is incorporated directly into the new draft Housing Element.

The key take-away from both reports is that Edmonds--like other cities in our region--needs more housing units over the next 20 years AND more affordable housing that will serve a broad spectrum of future needs.

DRAFT HOUSING ELEMENT UPDATE

"Housing" comprises a major element of the Comprehensive Plan. The city's existing Housing Element covers a timeframe to 2025 and features data from the 2000 Census, with some comparisons to 1990. It also includes goals and policies.

Based on 2010 Census data, Housing Profile data, and other information, a new draft Housing Element update has been prepared. (See Exhibit 1 for the draft updated Housing Element, showing tracked changes from the existing version. See Exhibit 2 for the same draft updated Housing Element--but as a "clean" document, not showing the difference between old and new.) The draft Housing Element extends the timeframe out another ten years--to 2035, incorporates new data, and simplifies some language in the goals and policies. It also adds one performance measure and one year-specific implementation action. The proposed housing performance measure--the number of permitted housing units per year--was chosen, based on it being meaningful to the topic and easy to measure and report each year. Because housing is a complex topic, with many options for city involvement and policy direction, the draft Housing Element does not go into detail about how housing goals can be achieved. Rather, an "implementation action step" has been proposed for a strategy with more details to be developed and

considered in the near future. This proposed action step is:

--"Develop a strategy by 2019 for increasing the supply of affordable housing and meeting diverse housing needs."

The Planning Board had three public meetings in 2014 (September 24, October 22, and November 12) related to updating the Comprehensive Plan Housing Element. Minutes from the first two meetings are attached as Exhibit 3. Minutes from the third meeting are attached as Exhibit 4. The third meeting included a recommendation to move forward the draft updated Housing Element to the City Council.

A public hearing on the draft updated Housing Element was held at the December 2, 2014 City Council meeting. No one from the public testified.

NEXT STEPS

--City Council discussion at a Study Session (January 13, 2015) and any additional direction on the Housing Element;

--Continuing preparation of draft 2015 updates to the Comprehensive Plan on other subjects (such as land use and transportation);

--More opportunities for public information and input, for example, an open house on the entire 2015 Comprehensive Plan Update process to be held in February 2015;

--A Planning Board public hearing and a City Council public hearing on the full draft Comprehensive Plan update in the spring of 2015;

A recommendation by the Planning Board and a final decision by the City Council on adopting the full draft Comprehensive Plan update by mid-2015.

Attachments

Exhibit 1: Housing Element with Tracked Changes

Exhibit 2: Draft Housing Element, "Clean Version" with Edits Included

Exhibit 3: Planning Approved Minutes

Exhibit 4: Planning Approved Minutes of 11.12.14

Exhibit 5: Housing Coalition Presentation

Exhibit 6: AHA Housing Presentation

Exhibit 7: Housing Profile

Form Review

Inbox	Reviewed By	Date
City Clerk	Scott Passey	01/08/2015 12:03 PM
Mayor	Dave Earling	01/08/2015 01:22 PM
Finalize for Agenda	Scott Passey	01/08/2015 01:23 PM
Form Started By: Shane Hope		Started On: 01/08/2015 08:59 AM
Final Approval Date: 01/08/2015		

Housing Element

Introduction. This section looks at the character and diversity of housing in the City of Edmonds. Part of this process includes looking at housing types and affordability. The goal of this section is to provide the necessary information to anticipate housing needs.

A. General Background

Housing Stock and Type

According to the Office of Financial Management (OFM), there were an estimated ~~13,054~~18,378 housing units within the City of Edmonds in ~~1994~~2010. This represents an increase of ~~less than one percent~~5% in the city's housing stock since ~~1990~~2000, when there were ~~12,945~~17,508 dwelling housing units (~~1990-2000~~ US Census). In comparison, over the period ~~1980-1990~~1990-2000, the city's housing stock grew ~~21 percent~~35.2%, or approximately ~~1.9 percent~~3.5% per year. ~~Housing stock declined (less than 1%) between 1990 and 1992, but grew (approximately 1%) between 1992 and 1994.~~This increase can largely be explained by annexations occurring during the 1990s in the south and southwest portions of the city. Table 79 summarizes recent growth trends and forecasts for the City of Edmonds.

Of the total stock of housing in ~~1994~~2010, ~~8,675~~11,685 (66 percent63.6%) were single family units, ~~4,229~~6,664 (32 percent36.3%) were multi-family units, and ~~150~~29 (2 percent0.2%) were mobile homes or trailers. Compared with Snohomish County as a whole, Edmonds has a lower percentage of single-family homes (63.6% vs. 66.9%, respectively) and mobile homes (0.2% vs. 6.8%, respectively) and a higher proportion of multi-family homes (36.3% vs. 26.4%, respectively). ~~a higher percentage of single family homes and a lower proportion of multi family and mobile homes/trailers.~~

Much of the existing housing stock was built between 1950 and 1969 as Edmonds expanded up Main Street, through Five Corners, over to the west side of Lake Ballinger. As part of the greater Seattle metropolitan area, Edmonds experienced growth earlier than most in Snohomish County.

**Table 7
City of Edmonds Housing Growth**

		Housing Units	Table 7 Increase	Percentage Increase	Average Annual Increase
Census:	1980	10,702			
	1990	12,945	2,243	21.0%	1.9%
Census:	2000	17,508	4,563	35.2%	3.1%
	2010	18,378	870	4.9%	0.5%
Growth Target:	2035	21,167	2,790	15.2%	0.6%
Growth Target:	2025	20,587	3,079	17.6%	0.7%

Source: US Census; OFM: Snohomish County Tomorrow.

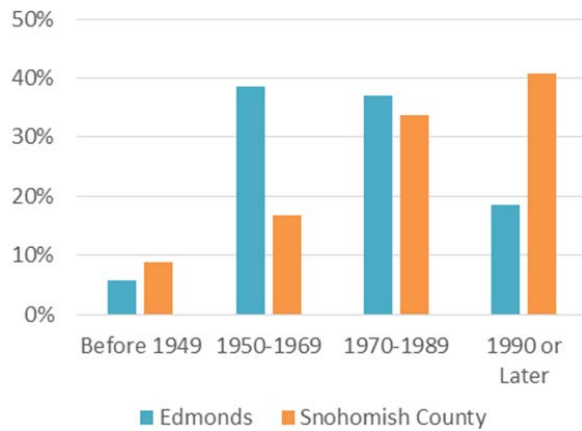
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4 Source: City of Edmonds

Figure 155: Age Distribution of Housing Stock, City of Edmonds and Snohomish County



Source: US Census Bureau: American Community Survey

Between 1990 and 1994, the City annexed three parcels of land totaling approximately .059 square miles. The parcels included 64 housing units and 146 residents. These units accounted for most of the growth (57%) in the city's housing stock since 1990.

Household Characteristics

In 2000, there were 17,508 housing units in Edmonds. This was an increase of over 35% in the number of housing units in the city compared to 1990 (12,945). As noted earlier, this increase can largely be explained by annexations. Over the same period, the average number of persons per housing unit declined from 2.59 persons in 1980 to 2.37 persons in 1990, with a further decline to 2.26 persons in 2000 (US Census). The average household size showed a similar trend, falling to 2.32 persons per household by 2000. Compared with Snohomish County as a whole, Edmonds had fewer people per household in 1990 (2.37 vs. 2.68, respectively) and in 2000 (2.32 vs. 2.65). Average household size within the city is expected to decrease to approximately 2.26 people by 2025 (City of Edmonds, 2004).

Based on Census data, residents of Edmonds are older than those of Snohomish County, taken as a whole. In 1990, the median age of Edmonds residents was 38.3 years, compared with 32.2 years

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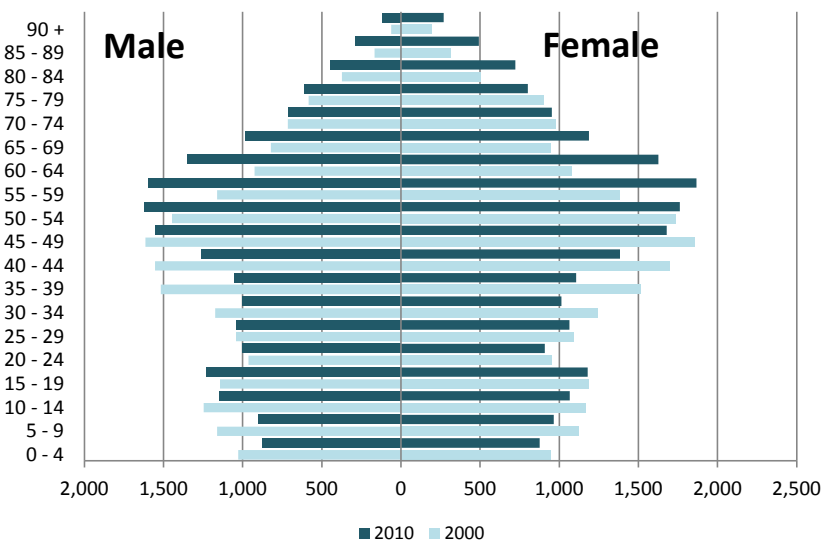
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countywide. By 2000, the median age in Edmonds had increased to 42.0 years. Within the city, a large percentage of retired and elderly persons 62 years old and over reside in the downtown area (census tracts 504 and 505).

At the time of the 2010 Census, the total number of occupied homes in the City of Edmonds was 17,381. The average household size has declined since 1990, when it was 2.37 persons. In 2000, the persons per household declined to 2.32 persons, and in 2010, to 2.26 persons. The average household size within the city is expected to decrease to approximately 2.20 people by 2035 (Snohomish County Tomorrow, 2013).

Understanding how the City's population is changing offers insight for planning housing types that will be in demand (fig. 16). Based on Census data, residents of Edmonds are older than those of Snohomish County, taken as a whole. In 2000, the median age of Edmonds residents was 42.0 years, compared with 34.7 years countywide. By 2010, the median age in Edmonds had increased to 46.3 years, compared to 37.1 years countywide. During the same period, population growth of Edmonds residents 14 years of age and younger shrank in each age category (fig. 17). A natural increase in population is likely to decline as an aging female population ages beyond childbearing age. These trends are consistent with national trends.

Figure 165: Population Pyramid, 2000-2010, City of Edmonds



Source: US Census Bureau, 2000 and 2010

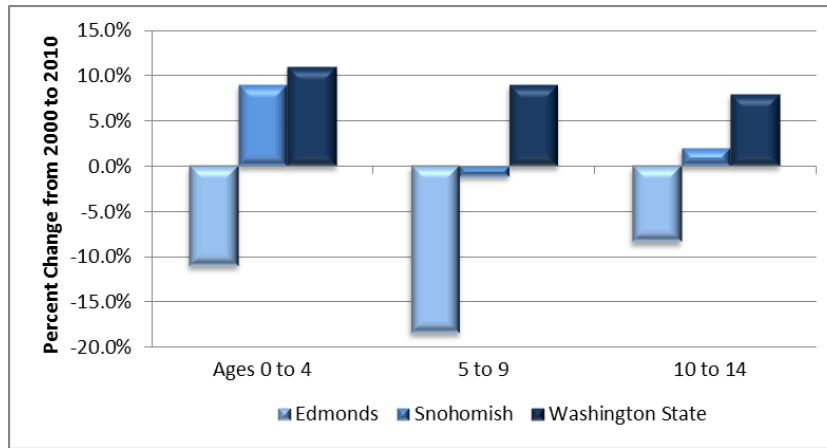
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Figure 17: Population Growth, Children 14 Years of Age and Younger



Source: US Census Bureau, 2000 and 2010

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Household Income: In general, residents of Edmonds earn relatively more income than residents of Snohomish County as a whole. Median ~~1990-2000~~ household income in Edmonds was ~~\$40,515~~~~53,552~~, nearly ~~10 percent higher than~~~~equivalent to~~ the county's median level of ~~\$36,847~~~~53,060~~ for the same period (~~1990-2000~~ US Census). By the ~~2000-2010~~ census, Edmonds' median household income had increased to ~~\$53,552~~~~73,072~~, but this was nearly ~~equivalent to~~~~7% higher than~~ the County median of ~~\$53,060~~~~68,338~~ (Edmonds was ~~less than~~~~136.5%~~ higher). This is in contrast to per capita income, which is substantially higher in Edmonds compared to Snohomish County (~~\$30,076~~~~43,598~~ vs. ~~\$23,417~~~~31,310~~, respectively). These figures reflect Edmonds' relatively smaller household sizes.

Housing Ownership: According to the ~~1990-2000~~ Census, ~~65.3 percent~~~~68.1%~~ of the housing units within the city were owner-occupied and ~~32.1 percent~~~~31.9%~~ were renter-occupied. This represented ~~a decline~~~~an increase~~ in owner-occupancy from the ~~67.1 percent~~~~65.3%~~ reported in the ~~1980-1990~~ Census. By ~~2000-2010~~, this trend ~~had reversed~~~~continued~~, with ~~68.169% percent~~ of the City's housing occupied by owners. The direction of the trend in housing occupancy is similar for Snohomish County as a whole, although ownership rates countywide were slightly ~~lower~~~~higher~~ in ~~1990-2010~~, at ~~66 percent~~~~67%~~.

~~Within Edmonds, ownership patterns vary significantly between neighborhoods; between 85 and 92 percent of homes along the waterfront were owner-occupied in 1990, compared with just over 50 percent east of Highway 99.~~

Housing Values: According to the ~~1990~~ Census, housing values are considerably higher in the City of Edmonds than in Snohomish County as a whole. In ~~1990-2012~~ ACS 3-year data, the median value of owner-occupied units in Edmonds was \$160,100, approximately 26 percent higher than the countywide median of \$127,200. By 2000, the median value of owner-occupied housing had increased to \$238,200 in Edmonds and \$196,500 in Snohomish County, with Edmonds approximately

21 percent higher than the countywide median, had increased to \$394,400 in Edmonds and \$311,600 in Snohomish County, with Edmonds approximately 26.6% higher than the countywide median. Within Edmonds, median housing values vary considerably between neighborhoods; the highest valued homes are found along the waterfront, while the lowest values are found within interior neighborhoods and east of Highway 99.

Housing Affordability: For the purposes of calculating the housing affordability in Edmonds, this document uses the median income for the Seattle-Bellevue HUD Fair Market Rent Area (HMFA) instead of the Snohomish County Area Median Income (AMI). The Seattle-Bellevue AMI will be used as Edmonds is considered a suburb of Seattle, not Everett. The 2012 HMFA AMI for Seattle-Bellevue is \$88,000, which is higher than Snohomish County's 2012 AMI of \$68,338. The 2012 median household income for Edmonds is \$73,072.

AMI is an important calculation used by many agencies to measure housing affordability. Standard income levels are as follows:

- Extremely low income: <30% AMI
- Very Low Income: between 30 and 50% AMI
- Low Income: between 50 and 80% AMI
- Moderate income: between 80 and 95% AMI
- Middle Income: between 95 and 120% AMI

Using rental data obtained from Dupre and Scott by the Alliance for Housing Affordability (AHA), table 8 provides a clearer view of what a household looking for a home in Edmonds would expect to pay for rent and utilities. The data includes both single family and multifamily rental units. Housing sizes and the corresponding minimum income required for a full time worker to afford the home are listed. For example, a family of four searching for a 3 bedroom unit could expect to pay on average \$1,679 per month for rent and utilities. In order to afford housing, the family would need an annual income of \$67,160.

Table 87: Average Rent and Affordability by Size, City of Edmonds (Including Utilities)

	Average Rent (w/ Utilities)	Minimum Income Required		Lowest Rent	Highest Rent
		Per Hour	Annual		
Studio	\$ 833	\$ 16.02	\$ 33,320	\$ 546	\$ 1,187
1 Bedroom	\$ 887	\$ 17.06	\$ 35,480	\$ 662	\$ 1,521
2 Bedroom	\$ 1,097	\$ 21.10	\$ 43,880	\$ 777	\$ 1,916
3 Bedroom	\$ 1,679	\$ 32.29	\$ 67,160	\$ 1,094	\$ 4,215
4 Bedroom	\$ 2,545	\$ 48.94	\$ 101,800	\$ 1,947	\$ 4,347
5 Bedroom	\$ 2,844	\$ 54.69	\$ 113,760	\$ 2,276	\$ 3,771

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Source: Dupree and Scott, 2013; National Low Income Housing Coalition, 2014

Table 9 shows the distribution of rent affordability at different income levels using the Seattle-Bellevue AMI. “Yes” means that the average rent is affordable to a household at that income level, adjusting for size, “Limited” means that the average rent is not affordable but there are lower end affordable units, and “No” means that the entire rent range is not affordable. As seen below, a four bedroom home is not affordable for persons with a household income at 80% or below of the HFMA AMI.

Table 98: Distribution of Rent Affordability by Size, City of Edmonds
Number of Bedrooms

Income Level	Studio	1	2	3	4+
Extremely Low	No	No	No	No	No
Very Low	Limited	limited	Limited	Limited	No
Low	Yes	Yes	Yes	Limited	No
Moderate	Yes	Yes	Yes	Yes	Limited
Middle	Yes	Yes	Yes	Yes	Yes

Source: Dupree and Scott, 2013

Between 2008 and 2012, 85% of home sales in Edmonds were three or four bedrooms in size according to County records. According to tax assessor data, the 2012 median sales price for a single family home in Edmonds was \$339,975. Assuming a 20% down payment and using average rates of interest, taxes, utilities, and insurance as determined by the Federal Housing Funding Board, the monthly payment for this home would be \$1,895. For a family to not be cost burdened, they would require an annual income of at least \$75,796, which is just above the City’s median income.

Figure 189 shows that the percentage of home sales affordable to each income level has changed between 2008 and 2012.

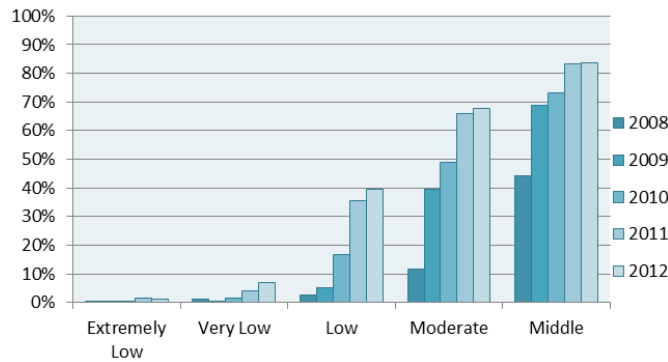
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Figure 189: Home Sales Affordability, 2008-2012, City of Edmonds



Source: Dupree and Scott, 2013

State Housing Policy Act—In 1993, Washington State enacted a Housing Policy Act (SB 5584) which is directed toward developing an adequate and affordable supply of housing for all economic segments of the population. The Act establishes an affordable housing advisory board that, together with the State Department of Community Trade and Economic Development (DCTED), is required to prepare a five-year housing advisory plan. The plan must document the need for affordable housing in the state; identify the extent to which the needs are being met through public and private programs; facilitate development of plans to meet affordable housing needs; and develop strategies and programs for affordable housing. DCTED is directed to provide technical assistance and information to local governments to assist in the identification and removal of regulatory barriers to the development of affordable housing. The Act also requires that by December 31, 1994, all local governments of communities with populations over 20,000 must adopt regulations that permit accessory units in residential zones. The Act also requires that communities treat special needs populations in the same manner as other households living in single family units. Edmonds has updated its development regulations to comply with both of these requirements.

Comprehensive Housing Affordability Strategy—Jurisdictions receiving financial assistance from the U.S. Department of Housing and Urban Development (HUD) are required to prepare a Consolidated Housing and Community Development Plan. The plan must identify the community’s housing, social service and community development needs for the next five years. The plan describes how HUD funds will be used to address the identified needs. In addition, the plan must be updated annually to include the most recent spending program and demonstrate that funding decisions respond to the strategies and objectives cited in the five-year plan. The Snohomish County Consortium, which includes Edmonds and 18 other cities and towns along with unincorporated Snohomish County, is responsible for the plan, and through Snohomish County’s Department of Housing and Community Development, also prepares a yearly report called the Consolidated Annual Performance Evaluation Report (CAPER). This catalogs and analyzes the status of Consolidated Plan goals and is published for public review on a yearly basis. Key goals of the consolidated housing plan include:

- 1) Provide decent housing, including
 - assisting homeless persons to obtain affordable housing;

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- retaining affordable housing stock;
- increasing the availability of permanent housing that is affordable and available without discrimination; and
- increasing supportive housing that includes structural features and services to enable persons with special needs to live in dignity.

2) Provide a suitable living environment, including

- improving the safety and livability of neighborhoods;
- increasing access to quality facilities and services;
- reducing the isolation of income groups within areas by deconcentrating housing opportunities and revitalizing deteriorating neighborhoods;
- restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and
- conserving energy resources.

3) Expand economic opportunities, including

- creating jobs for low income persons;
- providing access to credit for community development that promotes long term economic and social viability; and
- assisting residents of federally assisted and public housing achieve self sufficiency.

The main purpose of the Consolidated Plan is to develop strategies to meet the identified housing needs. These strategies are implemented through funding decisions which distribute HUD funds to local housing programs. Strategies to achieve the goals and needs identified in the Consolidated Plan include:

- Increase the number of subsidized rental apartments affordable to households with incomes of up to 50% of area median income through (1) new construction, (2) acquisition and/or rehabilitation of existing units, (3) provision of rent subsidies, and (4) preservation of HUD Section 8 or similar subsidized housing in non profit ownership where there is the risk of converting these units to market rate housing.
- Provide support for operation of existing homeless shelters and construction of needed shelters in under served areas and for under served populations. Increase the inventory of transitional housing for households needing assistance to move from homelessness to self sufficiency.
- Provide support for the operation and development of transitional and permanent housing and service programs for people with special needs.

- ~~Help low-income people to stay in their homes and maintain current housing stock through home repair, rehabilitation, and weatherization services.~~
- ~~Increase the incidence of home ownership using self-help construction, manufactured housing, homebuyer education, and mortgage assistance programs.~~
- ~~Improve the processes for utilizing grant funds allocated to the county.~~
- ~~Enhance the resources that can be used for housing production.~~
- ~~Utilized the expertise of housing providers who will create a stable and well-maintained low-income housing stock to expand the subsidized housing inventory in the community.~~
- ~~Address the unmet public facility needs of low-income households and neighborhoods.~~
- ~~Address the unmet basic infrastructure needs of low-income households and neighborhoods.~~
- ~~Support programs that provide for the well-being of youth by providing services such as case management, life skills training, health care and recreation.~~
- ~~Support programs that assist low-income elderly citizens, where appropriate and cost-effective, to remain in their homes by providing housing repairs and reasonable modifications to accommodate disabilities and by supporting provision of supportive services.~~
- ~~Support services which address the most urgent needs of low-income and moderate-income populations and neighborhoods.~~
- ~~Support eligible local planning and administration costs incident to operation of HUD grant programs.~~

Housing Needs: Edmonds is projected to grow from a 2010 population of 39,709 to 45,550 by 2035. This translates to an increase of 2,790 housing units in the city. The Buildable Lands Report for Snohomish County indicates that the majority of this increase will be in redevelopment occurring on multifamily properties, including mixed use projects.

Because the City of Edmonds does not construct housing itself, the housing targets are helpful in assessing needs and providing a sense of the policy challenges that exist. Future housing needs will be met by a combination of the housing market, housing authorities, and governmental housing agencies. However, the City of Edmonds can do things to assist in accommodating projected housing needs, such as adjusting zoning and land use regulations. The City may also be able to assist in supporting the quality of housing through progressive building codes and programs for healthy living.

Forecasting future housing needs for specific populations and income ranges is difficult. One method to arrive at an initial estimate of housing needs is to take the Edmonds' housing target (2,790) and apply the countywide breakdown for each income group. Data shown in table 10 is based on

household income from the 5-year American Community Survey in 2007-2011. The City of Edmonds will take into account local population and housing characteristics when determining housing targets.

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Table 10: Projected Housing Need, City of Edmonds~~Snohomish County~~ calculates housing needs based on households earning less than 95 percent of the county median income and paying more than 30 percent of their incomes for gross housing costs. Gross housing costs include rent and utility costs for renters and principal, interest, taxes, insurance, and any homeowner fees for owners. Countywide, in 1990, 36,888 households countywide met the criteria for households in need; by 2000, this had increased to 55,361 households. There are expected to be an additional 28,557 low- and moderate-income households with housing needs by 2025 throughout the County. There were 2,601 households with need in Edmonds in 1990, and this had increased to 3,951 by 2000. It is anticipated that this will increase to 4,395 by 2025.

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The following chart shows how segments of the household population — and the relative cost burden of housing — are changing over time. Low- and moderate-income households have increased in number, and are a slightly higher proportion of Edmonds' households compared to 1990. The implication is that affordable housing will continue to be an important issue throughout the planning horizon.

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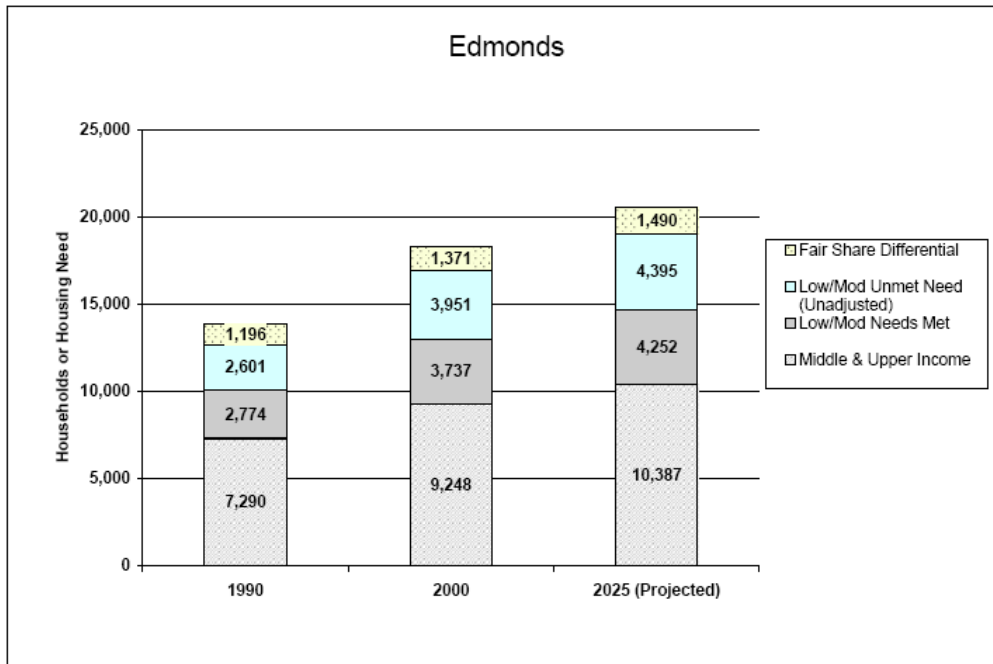
Jurisdiction	Total Housing Unit Growth Need	Under 30% AMI Housing Need (11% of Total)	30-50% AMI Housing Need (11% of Total)	50-80% AMI Housing Need (17% of Total)
Edmonds	2,790	307	307	474

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Source: Snohomish County Tomorrow, "Housing Characteristics and Needs in Snohomish County," 2014

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As previously mentioned, the median age of Edmonds residents is the highest in Snohomish County at 46.3 years compared to 37.1 years countywide (2010 Census). In 2011, the Baby Boom generation started turning 65 years of age and represents what demographers project as the fastest growing age group over the next 20 years. An older population will require specific needs if they are to "age in place." In Edmonds, the effects may be particularly strong. Developing healthy, walkable communities with nearby retail and transit options will help an aging population retain their independence.



Source: 2004 Supplement to Technical Report Fair Share Housing Allocation, Snohomish County Tomorrow

Snohomish County and its cities, through countywide planning policies, has used an allocation model to elaborate on the indicated level of need for affordable housing in the county. The county applies two factors to the number of households in need to give areas credit for their existing stock of low-cost housing and assign them responsibility to house a portion of low-wage employees in the jurisdiction. The purpose of these factors is to provide indicators of the relative housing need for jurisdictions based on the model's assumptions. In 2000, Edmonds' adjusted number of households in need was 5,322 households; this is projected to increase to 5,885 by 2025—an increase of 564 households. Therefore, Edmonds has a continuing need to provide affordable, low-cost housing within the city.

Assisted Housing Availability: In 1995 there were two HUD-assisted developments providing a total of 87 units for low-income, elderly-senior residents within the City of Edmonds. This was more than doubled by a new development approved in 2004 for an additional 94 units. Since 1995, 167 assisted care living units have been built in the downtown area, specifically targeting senior housing needs. Although the Housing Authority of Snohomish County did not operate any public housing units within Edmonds prior to 1995, it purchased an existing housing complex totaling 131 units in 2002. The Housing Authority continues to administer 124 Section 8 rent supplement certificates and vouchers within the city. In addition, there are currently 36 adult family homes providing shelter for 187 residents. This is a substantial increase from the 13 adult family homes providing shelter for 66 residents in 1995.

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Growth Management goals and policies contained in the City's Comprehensive Plan encourage availability of resources to insure basic community services and ample provisions made for necessary open space, parks and other recreation facilities; ~~preservation;~~ preservation of light (including direct sunlight), privacy, views, open spaces, shorelines and other natural features, and freedom from air, water, noise and visual pollution; ~~and; and~~ a balanced mixture of income and age groups. Land Use policies encourage strategic planning for development and redevelopment that achieve a balanced and coordinated approach to economic development, housing and cultural goals; and encourage a more active and vital setting for new businesses supported by nearby residents, downtown commercial activity and visitors throughout the area. Policies encourage identification and maintenance of significant public and private social areas, cultural facilities, and scenic areas; and maintenance and preservation of historical sites. Commercial Land Use policies encourage identification and reservation of sufficient sites suited for a variety of commercial uses.

Housing goals are directed toward providing housing opportunities for all segments of the city's households; supporting existing neighborhoods and preserving/rehabilitating the housing stock; maintaining high quality residential environments; and providing assistance to developing housing ~~for elderly, disabled and low-income households~~ for special needs populations, such as senior, disabled and low-income households. These goals are supported by policies which include review of regulatory impediments to control of housing costs and affirmative measures to support construction of housing for protected groups; encouraging expansion of the types of housing available, including accessory dwelling units, mixed use, and multi-family housing; flexible development standards; and review and revision of development regulations, including assessing the feasibility of establishing time limits for permitting; consolidating permitting; implementing administrative permitting procedures and instituting preapplication hearings.

~~B.~~ Other measures to mitigate potential housing impacts include determining whether any public land is available which could be used to help meet affordable housing targets; development of a strategy plan, including target number of units and development timeline; technical assistance programs or information to encourage housing rehabilitation and development of accessory units; and a strong monitoring program with mid-course correction features (see the discussion below).

~~C.~~ Strategies to Promote Affordable Housing.

In order to respond to the continuing need to provide affordable housing for the community, the City has undertaken a series of reasonable measures to accomplish this goal, consistent with the policy direction indicated by Snohomish County Tomorrow and the Countywide Planning Policies. These reasonable measures or strategies to promote affordable housing include:

Land Use Strategies

- Upzoning. The City ~~has~~ upzoned a substantial area of previously large lot (12,000+ square foot lots) zoning to ensure that densities can be obtained of at least 4.0 dwelling units per acre. The City has also approved changes ~~from single family to multi family zoning in designated corridor areas to provide more housing units at reduced cost to consumers to its zoning codes to encourage more multifamily development in mixed use areas, especially in corridors served by transit (e.g. Highway 99 along the *Swift* high capacity transit corridor).~~

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- Density Bonus. A targeted density bonus is offered for the provision of low income senior housing in the City. Parking requirements are also reduced for this housing type, making the density obtainable at lower site development cost.
- Cluster Subdivisions. This is accomplished in the city through the use of PRDs. In Edmonds, a PRD is defined as an alternate form of subdivision, thereby encouraging its use as a normal form of development. In addition, PRDs follow essentially the same approval process as that of a subdivision.
- Planned Residential Development (PRD). The City has refined and broadened the applicability of its PRD regulations. PRDs can still be used to encourage the protection of environmentally sensitive lands; however, PRDs can also ~~now~~ be used to encourage infill development and flexible housing types.
- Infill Development. The City's principal policy direction is aimed at encouraging infill development consistent with its neighborhoods and community character. This overall plan direction has been termed "designed infill" and can be seen in the City's emphasis and continued work on streamlining permitting, revising codes to provide more flexible standards, and improving its design guidelines. The City is also continuing the process of developing new codes supporting mixed use development in key locations supported by transit and linked to nearby neighborhoods.
- Conversion/Adaptive Reuse. The City has established a ~~new~~ historic preservation program intended to support the preservation and adaptive reuse of existing buildings, especially in the historic downtown center. Part of the direction of the ~~updated~~ plans and regulations for the Downtown/Waterfront area is to provide more flexible standards that can help businesses move into older buildings and adapt old homes to commercial or mixed use spaces. An example is the ability of buildings on the Edmonds Register of Historic Places to get an exception for parking for projects that retain the historic character of the site.

Administrative Procedures

- Streamlined approval processing. The City generally uses either a Hearing Examiner or staff to review and issue discretionary land use decisions, thereby reducing permitting timelines and providing ~~some an increased~~ degree of certainty to the process. The City continues to provide and improve on an extensive array of information forms and handouts explaining its permitting processes and standards. The City has also established standards for permit review times, tailored to the type and complexity of the project. For example, the mean processing time for processing land use permits in ~~2003-2011~~ was ~~39~~ 36 days, less than one-third of the 120-day standard encouraged by the State's Regulatory Reform act.
- Use-by-Right. The City has been actively reviewing its schedule of uses and how they are divided between uses that are permitted outright vs. permitted by some form of conditional use. The City has expanded this effort to include providing clearer standards, ~~potentially~~ allowing more approvals to be referred to staff instead of the Hearing Examiner hearing process.

- Impact mitigation payment deferral. The City’s traffic mitigation impact fees are assessed at the time of development permit application, but are not collected until just prior to occupancy. This provides predictability while also minimizing “carrying costs” of financing.

Development Standards

- Front yard or side yard setback requirements. Some of the City’s zones have no front or side yard setback requirements, such as in the downtown mixed use zones. In single family zones, average front setbacks can be used to reduce otherwise required front yard setbacks.
- Zero lot line. This type of development pattern can be achieved using the City’s PRD process, which is implemented as an alternative form of subdivision.
- Street design and construction. Edmonds has adopted a ‘complete streets’ policy. Street standards are reviewed and updated ~~on a consistent basis~~periodically, taking advantage of new technologies whenever possible. A comprehensive review and update of the city’s codes is underway.
- Alleys. The City has an extensive system of alleys in the downtown area and makes use of these in both mixed use and residential developments.
- Off-street parking requirements. The City has substantially revised its off-street parking standards, reducing the parking ratios required for multi family development and in some mixed use areas, thereby reducing housing costs and encouraging more housing in areas that are walkable or served by transit.
- ~~The City also simplified and streamlined its parking requirements for the downtown mixed use area, thereby encouraging housing downtown.~~
- Sanitary Sewer, Water, and Stormwater systems. Innovative techniques are explored and utilized in both new systems and in the maintenance of existing infrastructure.

Low-Cost Housing Types

- Accessory dwellings. The City substantially revised its accessory dwelling regulations, providing clearer standards and streamlining their approval as a standard option for any single family lot.
- ~~Cottage housing developments. The City is exploring this option, although it would be expected to have limited application.~~
- Mixed-use development. The City has strengthened and expanded its mixed use development approach. Downtown mixed use development no longer has a density cap, and this – combined other regulatory changes – has resulted in residential floor space drawing even with commercial floor space in new developments in the downtown area. Mixed use zoning was applied in the Westgate Corridor, and revised mixed use development regulations have been updated and intensified in are being prepared for application in the Hospital/Highway 99 Activity Center as well as along Highway 99.

- Mobile/manufactured housing. The City’s regulation of manufactured homes has been revised to more broadly permit this type of housing in single family zones.

Housing Production & Preservation Programs

- Housing preservation. The City provides strict enforcement of its building codes, intended to protect the quality and safety of housing. The City has also instituted a historic preservation program intended to provide incentives to rehabilitate and restore commercial, mixed use, and residential buildings in the community.

Public housing authority / Public and nonprofit housing developers. The City supports the Housing Authority of Snohomish County, as evidenced by its approval of the conversion of housing units to Housing Authority ownership. Edmonds is also a participant in the Alliance for Housing Affordability (AHA) in Snohomish County, which is a consortium of cities pooling resources to collectively address housing needs in the county.

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- For-profit housing builders and developers. Many of the strategies outlined above are aimed at the for-profit building market. The City’s budget restrictions limit its ability to directly participate in the construction or provision of affordable housing, so it has chosen instead to affect the cost of housing by reducing government regulation, providing flexible development standards, and otherwise minimize housing costs that can be passed on to prospective owners or renters. However, as noted above, the City is also a participant in the Alliance for Housing Affordability in Snohomish County, which is intended to collaborate on housing strategies countywide.

Housing Financing Strategies

- State / ~~Federal resources~~ Federal resources. The City supports the use of State and Federal resources to promote affordable housing through its participation in the Snohomish County Consortium and the Community Development Block Grant program. These are important inter-jurisdictional efforts to address countywide needs.

~~Jurisdictions face challenges in~~ There will be difficulty meeting affordability goals or significantly reducing the current affordable housing deficit. ~~The city Edmonds is a mature community with limited opportunities for new development nearly fully developed~~ and has limited powers and resources to produce subsidized housing on its own. However, ~~it is hoped that Edmonds’ participation in joint planning and coordination initiatives, such as the Alliance for Affordable Housing will point the way to new housing initiatives in the future.~~

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~~funding projects (such as non profit organizations funded by the cities of Kirkland, Redmond and Bellevue) would help to mitigate these impacts.~~

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GOALS AND POLICIES

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~~Goal—Housing Goal A1.— Discrimination and Fair Housing— Goal 1. There should be~~ Encourage adequate housing opportunities for all families and individuals in the community regardless of their race, age, sex, religion, disability or economic circumstances.

~~D. **Housing Goal B, Goal – Housing I – Discrimination and Fair Housing – Goal 2.** E~~nsure that past attitudes do not establish a precedent for future decisions pertaining to public accommodation and fair housing, ~~in accordance with the following policy:~~

~~E. **Housing Goal C.** Provide for special needs populations – such as low income, disabled, or senior residents – Goal – Housing II – Low Income, Elderly and Disabled Housing, to have a~~ decent home in a ~~healthy and~~ suitable living, ~~including through environment for each household in accordance with~~ the following policies:

~~E.1. C.1.~~ Encourage the utilization of the housing resources of the ~~state or~~ federal government to assist in providing adequate housing opportunities for ~~the special needs populations, such as~~ low income, ~~elderly and disabled, or senior citizens~~ residents.

~~E.2. C.2.~~ The City should ~~w~~ork with the ~~Washington Housing Service Alliance for Housing Affordability~~ and other agencies to:

~~E.2.a. C.2.a.~~ Provide current information on housing resources;

~~E.2.b. C.2.b.~~ Determine the programs which will work best for the community.

~~E.2.e. C.2.c.~~ Conduct periodic assessments of the housing requirements of special needs populations to ensure that reasonable opportunities exist for all forms of individual and group housing within the community.

~~F. **Housing Goal D, Goal – Housing III – Housing Rehabilitation.** Preserve and rehabilitate the stock of~~ ~~Maintain a valuable housing resource by encouraging preservation and rehabilitation of the~~ older housing ~~stock~~ in the community ~~in order to maintain a valuable housing resource in accordance with through~~ the following policies:

~~F.1. D.1.~~ ~~Program should be developed which Support programs that offers free or low cost minor home maintenance service to~~ assistance to households in need, ~~such as units with~~ low income, ~~elderly or handicapped or senior persons~~ householders.

~~F.2. D.2.~~ ~~Building code enforcement should be utilized~~ Enforce building codes, as ~~appropriate,~~ to conserve healthy neighborhoods and encourage rehabilitation of ~~those housing~~ that show signs of deterioration.

~~F.3. D.3.~~ Ensure that an adequate supply of housing exists to accommodate all households that are displaced as a result of any community action.

~~F.4. D.4.~~ Evaluate ~~CC~~ity ordinances and programs to determine if they prevent rehabilitation of older buildings.

~~G. **Housing Goal E, Goal.** Provide opportunities for affordable housing (subsidized housing, if need be) for~~ ~~elderly~~ special needs populations, ~~such as~~ disadvantaged, disabled, ~~and~~ low income, ~~and senior residents in proportion to the population of Edmonds in accordance with through~~ the following policies:

~~E.1. The City should aggressively pursue support efforts to fund to the construction of housing for elderly seniors, disabled and low income, and other special needs populations, while recognizing that u-~~ Units should blend into the neighborhood and/or be designed to be an asset ~~to to the~~ area and ~~create~~ pride for inhabitants.

~~G.1. [Ord. 2527 §3, 1985.]~~

~~G.2. E.2. Aim for c~~ City zoning regulations ~~should to~~ expand, not limit, housing opportunities for all special needs populations.

~~H. Housing Goal F. Goal:~~ Provide for a variety of housing ~~for all segments of the city that is consistent and compatible with~~ respects the established character of the community.

~~H.1. F.1.~~ Expand and promote a variety of housing opportunities by establishing land use patterns that provide a mixture of housing types and densities.

~~H.1.a. F.1.a.~~ Provide for mixed use, multi family and single family housing that is targeted and located according to the land use patterns established in the land use element.

~~H.2. F.2.~~ Encourage infill development ~~that is~~ consistent with ~~or enhances~~ the character of the surrounding neighborhood.

~~H.2.a. F.2.a.~~ Within single family neighborhoods, encourage infill development by considering innovative single family development patterns such as Planned Residential Developments (PRDs).

~~H.2.b. F.2.b.~~ Provide for accessory housing in single family neighborhoods ~~that to~~ addresses the needs of extended families and encourages housing affordability.

~~H.2.c. F.2.c.~~ Provide flexible development standards for infill development, such as non-conforming lots, when development in these situations will be consistent with the character of the neighborhood and with the goal to provide affordable single family housing.

~~I. Housing Goal G. Goal:~~ Provide housing opportunities within Activity Centers consistent with the land use, transportation, and economic goals of the Comprehensive Plan.

~~I.1. G.1.~~ Promote development within Activity Centers ~~that~~ supports the centers' economic activities and transit service.

~~I.1.a. G.1.a.~~ Provide for mixed use development within Activity Centers.

~~I.1.b. G.1.b.~~ Plan for housing that is located with easy access to transit and economic activities that provide jobs and shopping opportunities.

~~I.1.c. G.1.c.~~ Consider adjusting parking standards for housing within Activity Centers to provide incentives for lower-cost housing when justified by available transit service.

~~J.~~ **Housing Goal H. Goal:** ~~Government should r~~Review and monitor ~~its~~ permitting processes and regulatory ~~structures-systems~~ to assure that they promote housing opportunities and avoid, to the extent possible, adding to the cost of housing.

~~J.1.~~ **H.1.** Provide the maximum amount of ~~ertainty-efficiency~~ and predictability in government permitting processes.

~~J.1.a.~~ **H.1.a.** Consider a wide variety of measures to achieve ~~this~~ ~~objective~~predictability and efficiency, including such ideas as:
..establishing time limits for permitting processes;
..developing consolidated permitting and appeals processes;
..implementing administrative permitting procedures;
..using pre-application processes to highlight problems early.

~~J.2.~~ **H.2.** Establish monitoring programs for permitting and regulatory processes.

~~J.2.a.~~ **H.2.a.** Monitoring programs should ~~be established to~~ review the types and effectiveness of government regulations and incentives, in order to assess whether they are meeting their intended purpose or need to be adjusted to meet new challenges.

Housing Goal I. Goal: ~~Opportunities for increasing the affordability of~~Increase affordable housing opportunities in ~~have the best chance for success if they are coordinated~~ with programs that seek to achieve other community goals as well.

~~K.~~ **I.1.** ~~Research housing affordability and program options that address Comprehensive Plan goals and objectives. Housing affordability should be researched and programs developed that address multiple Comprehensive Plan goals and objectives.~~

~~K.1.~~ **I.2.** Develop housing programs to encourage housing opportunities that build on linkages between housing and other, complementary Comprehensive Plan goals.

~~K.1.a.~~ **I.2.a.** New programs that address housing affordability should be coordinated with programs that address development of the arts, encourage historic preservation, promote the continued development of Activity Centers and transit-friendly development, and that encourage economic development.

~~L.~~ **Housing Goal J. Goal:** ~~Recognize that i~~n addition to traditional height and bulk standards, design is an important aspect of housing and determines, in many cases, whether or not it is compatible with its surroundings. Design guidelines for housing should be integrated, as appropriate, into the policies and regulations governing the location and design of housing.

~~L.1.~~ **J.1.** Provide design guidelines that encourage flexibility in housing types while ensuring compatibility of housing with the surrounding neighborhood.

~~L.1.a.~~ **J.1.a.** Incentives and programs for historic preservation and neighborhood conservation should be researched and established to continue the character of Edmonds' residential and mixed use neighborhoods.

J.1.b. Design guidelines for housing should be developed to ensure compatibility of housing with adjacent land uses.

Implementation Actions and Performance Measures.

Implementation actions are steps that are intended to be taken within a specified timeframe to address high priority sustainability goals. Performance measures are specific, meaningful, and easily obtainable items that can be reported on an annual basis. These are intended to help assess progress toward achieving the goals and policy direction of this element. The actions and measures identified here are specifically called out as being important, but are not intended to be the only actions or measures that may be used by the City.

Action 1: Develop a strategy by 2019 for increasing the supply of affordable housing and meeting diverse housing needs.

Performance Measure 1: Report the number of residential units permitted each year with a goal of reaching 21,168 units by 2035, or approximately 112 additional dwelling units per year.

J.1.b.

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Housing Element

Introduction. This section looks at the character and diversity of housing in the City of Edmonds. Part of this process includes looking at housing types and affordability. The goal of this section is to provide the necessary information to anticipate housing needs.

General Background

According to the Office of Financial Management (OFM), there were an estimated 18,378 housing units within the City of Edmonds in 2010. This represents an increase of 5% in the city's housing stock since 2000, when there were 17,508 housing units (2000 US Census). In comparison, over the period 1990-2000, the city's housing stock grew 35.2%, or approximately 3.5% per year. This increase can largely be explained by annexations occurring during the 1990s in the south and southwest portions of the city. Table 7 summarizes recent growth trends and forecasts for the City of Edmonds.

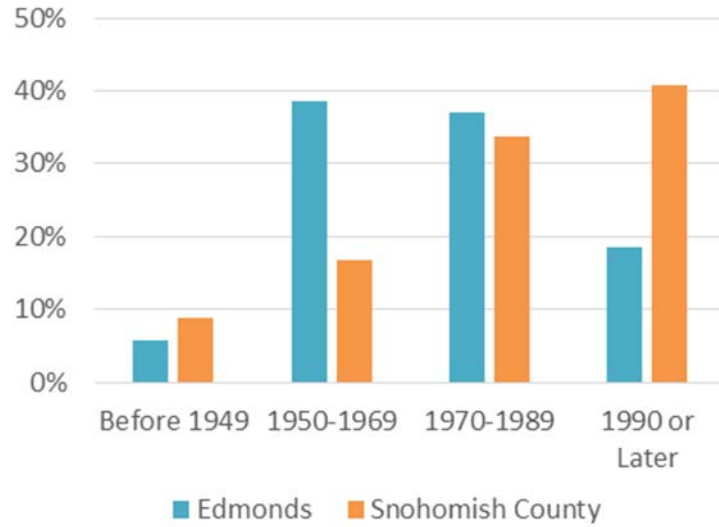
Of the total stock of housing in 2010, 11,685 (63.6%) were single family units, 6,664 (36.3%) were multi-family units, and 29 (0.2%) were mobile homes or trailers. Compared with Snohomish County as a whole, Edmonds has a lower percentage of single-family homes (63.6% vs. 66.9%, respectively) and mobile homes (0.2% vs. 6.8%, respectively) and a higher proportion of multi-family homes (36.3% vs. 26.4%, respectively).

Much of the existing housing stock was built between 1950 and 1969 as Edmonds expanded up Main Street, through Five Corners, over to the west side of Lake Ballinger. As part of the greater Seattle metropolitan area, Edmonds experienced growth earlier than most in Snohomish County.

Table 7 City of Edmonds Housing Growth					
		Housing Units	Increase	Percentage Increase	Average Annual Increase
Census:	1980	10,702			
	1990	12,945	2,243	21.0%	1.9%
	2000	17,508	4,563	35.2%	3.1%
	2010	18,378	870	5.0%	0.5%
Growth Target:	2035	21,168	2,790	15.2%	0.6%

Source: US Census; OFM; Snohomish County Tomorrow

Figure 15: Age Distribution of Housing Stock, City of Edmonds and Snohomish County



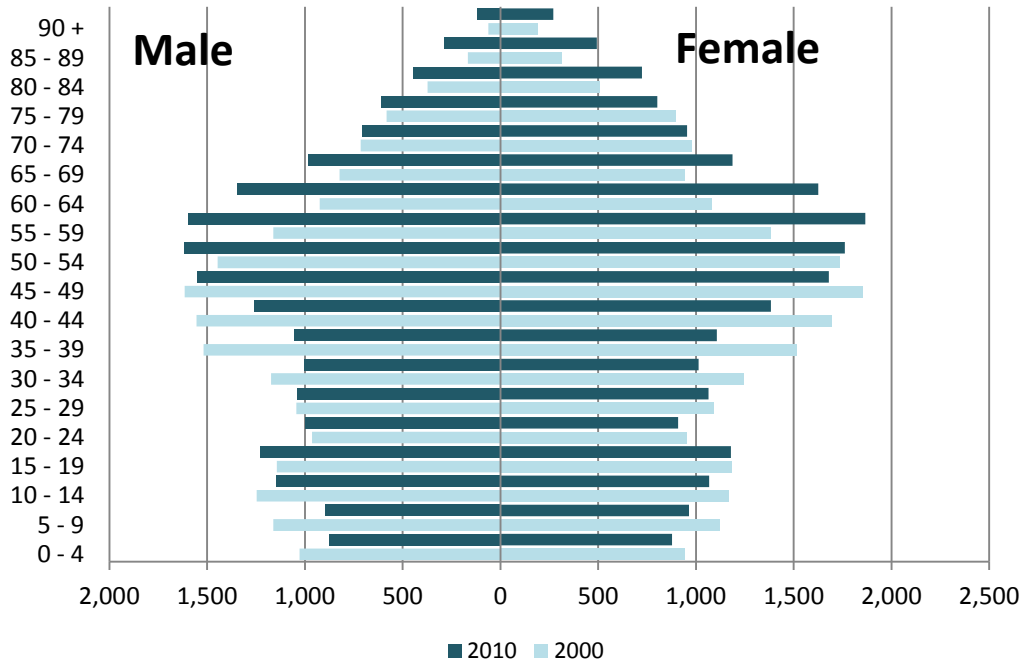
Source: US Census Bureau; American Community Survey

Household Characteristics

At the time of the 2010 Census, the total number of occupied homes in the City of Edmonds was 17,381. The average household size has declined since 1990, when it was 2.37 persons. In 2000, the persons per household declined to 2.32 persons, and in 2010, to 2.26 persons. The average household size within the city is expected to decrease to approximately 2.20 people by 2035 (Snohomish County Tomorrow, 2013).

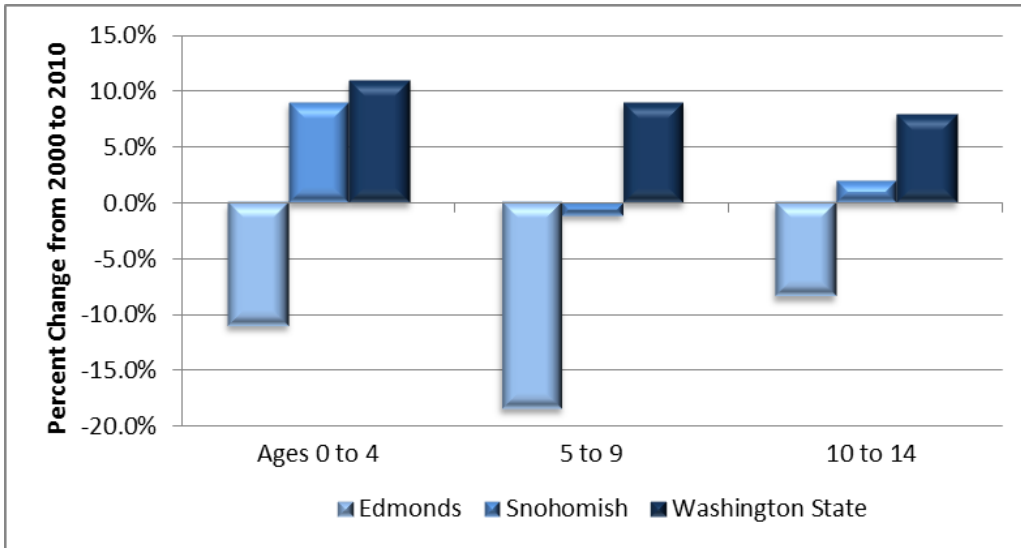
Understanding how the City’s population is changing offers insight for planning housing types that will be in demand (fig. 16). Based on Census data, residents of Edmonds are older than those of Snohomish County, taken as a whole. In 2000, the median age of Edmonds residents was 42.0 years, compared with 34.7 years countywide. By 2010, the median age in Edmonds had increased to 46.3 years, compared to 37.1 years countywide. During the same period, population growth of Edmonds residents 14 years of age and younger shrank in each age category (fig. 17). A natural increase in population is likely to decline as an aging female population ages beyond childbearing age. These trends are consistent with national trends.

Figure 16: Population Pyramid, 2000-2010, City of Edmonds



Source: US Census Bureau, 2000 and 2010

Figure 17: Population Growth, Children 14 Years of Age and Younger



Source: US Census Bureau, 2000 and 2010

Household Income: In general, residents of Edmonds earn relatively more income than residents of Snohomish County as a whole. Median 2000 household income in Edmonds was \$53,552, nearly equivalent to the county's median level of \$53,060 for the same period (2000 US Census). By the 2010 census, Edmonds' median household income had increased to \$73,072, nearly 7% higher than the County median of \$68,338 (Edmonds was 36.5% higher). This is in contrast to per capita income, which is substantially higher in Edmonds compared to Snohomish County (\$43,598 vs. \$31,310, respectively). These figures reflect Edmonds' relatively smaller household sizes.

Housing Ownership: According to the 2000 Census, 68.1% of the housing units within the city were owner-occupied and 31.9% were renter-occupied. This represented an increase in owner-occupancy from the 65.3% reported in the 1990 Census. By 2010, this trend continued, with 69% of the City's housing occupied by owners. The direction of the trend in housing occupancy is similar for Snohomish County as a whole, although ownership rates countywide were slightly lower in 2010, at 67%.

Housing Values: According to the 2012 ACS 3-year data, the median value of owner-occupied units had increased to \$394,400 in Edmonds and \$311,600 in Snohomish County, with Edmonds approximately 26.6% higher than the countywide median. Within Edmonds, median housing values vary considerably between neighborhoods; the highest valued homes are found along the waterfront, while the lowest values are found within interior neighborhoods and east of Highway 99.

Housing Affordability: For the purposes of calculating the housing affordability in Edmonds, this document uses the median income for the Seattle-Bellevue HUD Fair Market Rent Area (HMFA) instead of the Snohomish County Area Median Income (AMI). The Seattle-Bellevue AMI will be used as Edmonds is considered a suburb of Seattle, not Everett. The 2012 HMFA AMI for Seattle-Bellevue is \$88,000, which is higher than Snohomish County's 2012 AMI of \$68,338. The 2012 median household income for Edmonds is \$73,072.

AMI is an important calculation used by many agencies to measure housing affordability. Standard income levels are as follows:

- Extremely low income: <30% AMI
- Very Low Income: between 30 and 50% AMI
- Low Income: between 50 and 80% AMI
- Moderate income: between 80 and 95% AMI
- Middle Income: between 95 and 120% AMI

Using rental data obtained from Dupre and Scott by the Alliance for Housing Affordability (AHA), table 8 provides a clearer view of what a household looking for a home in Edmonds would expect to pay for rent and utilities. The data includes both single family and multifamily rental units. Housing sizes and the corresponding minimum income required for a full time worker to afford the home are listed. For example, a family of four searching for a 3 bedroom unit could expect to pay on average \$1,679 per month for rent and utilities. In order to afford housing, the family would need an annual income of \$67,160.

Table 8: Average Rent and Affordability by Size, City of Edmonds (Including Utilities)

	Average Rent (w/ Utilities)	Minimum Income Required		Lowest Rent	Highest Rent
		Per Hour	Annual		
Studio	\$ 833	\$ 16.02	\$ 33,320	\$ 546	\$ 1,187
1 Bedroom	\$ 887	\$ 17.06	\$ 35,480	\$ 662	\$ 1,521
2 Bedroom	\$ 1,097	\$ 21.10	\$ 43,880	\$ 777	\$ 1,916
3 Bedroom	\$ 1,679	\$ 32.29	\$ 67,160	\$ 1,094	\$ 4,215
4 Bedroom	\$ 2,545	\$ 48.94	\$ 101,800	\$ 1,947	\$ 4,347
5 Bedroom	\$ 2,844	\$ 54.69	\$ 113,760	\$ 2,276	\$ 3,771

Source: Dupree and Scott, 2013; National Low Income Housing Coalition, 2014

Table 9 shows the distribution of rent affordability at different income levels using the Seattle-Bellevue AMI. “Yes” means that the average rent is affordable to a household at that income level, adjusting for size, “Limited” means that the average rent is not affordable but there are lower end affordable units, and “No” means that the entire rent range is not affordable. As seen below, a four bedroom home is not affordable for persons with a household income at 80% or below of the HFMA AMI.

Table 9: Distribution of Rent Affordability by Size, City of Edmonds
Number of Bedrooms

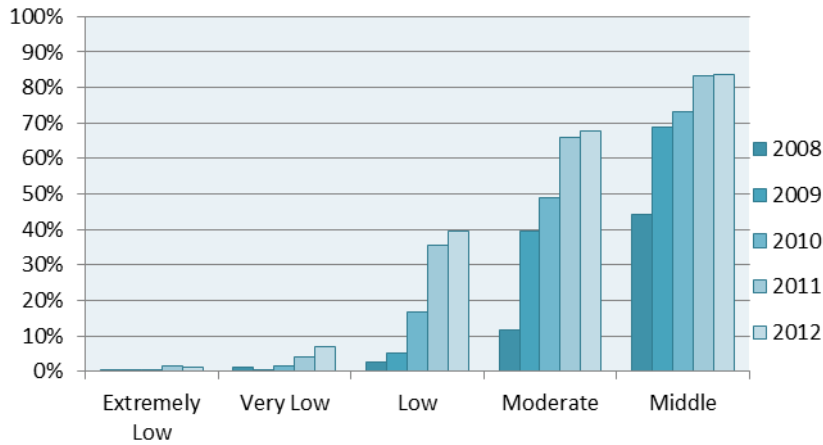
Income Level	Studio	1	2	3	4+
Extremely Low	No	No	No	No	No
Very Low	Limited	limited	Limited	Limited	No
Low	Yes	Yes	Yes	Limited	No
Moderate	Yes	Yes	Yes	Yes	Limited
Middle	Yes	Yes	Yes	Yes	Yes

Source: Dupree and Scott, 2013

Between 2008 and 2012, 85% of home sales in Edmonds were three or four bedrooms in size according to County records. According to tax assessor data, the 2012 median sales price for a single family home in Edmonds was \$339,975. Assuming a 20% down payment and using average rates of interest, taxes, utilities, and insurance as determined by the Federal Housing Funding Board, the monthly payment for this home would be \$1,895. For a family to not be cost burdened, they would require an annual income of at least \$75,796, which is just above the City’s median income.

Figure 18 shows that the percentage of home sales affordable to each income level has changed between 2008 and 2012.

Figure 18: Home Sales Affordability, 2008-2012, City of Edmonds



Source: Dupree and Scott, 2013

Housing Needs: Edmonds is projected to grow from a 2010 population of 39,709 to 45,550 by 2035. This translates to an increase of 2,790 housing units in the city. The Buildable Lands Report for Snohomish County indicates that the majority of this increase will be in redevelopment occurring on multifamily properties, including mixed use projects.

Because the City of Edmonds does not construct housing itself, the housing targets are helpful in assessing needs and providing a sense of the policy challenges that exist. Future housing needs will be met by a combination of the housing market, housing authorities, and governmental housing agencies. However, the City of Edmonds can do things to assist in accommodating projected housing needs, such as adjusting zoning and land use regulations. The City may also be able to assist in supporting the quality of housing through progressive building codes and programs for healthy living.

Forecasting future housing needs for specific populations and income ranges is difficult. One method to arrive at an initial estimate of housing needs is to take the Edmonds’ housing target (2,790) and apply the countywide breakdown for each income group. Data shown in table 10 is based on household income from the 5-year American Community Survey in 2007-2011. The City of Edmonds will take into account local population and housing characteristics when determining housing targets.

Table 10: Projected Housing Need, City of Edmonds

Jurisdiction	Total Housing Unit Growth Need	Under 30% AMI Housing Need (11% of Total)	30-50% AMI Housing Need (11% of Total)	50-80% AMI Housing Need (17% of Total)
Edmonds	2,790	307	307	474

Source: Snohomish County Tomorrow, “Housing Characteristics and Needs in Snohomish County,” 2014

As previously mentioned, the median age of Edmonds residents is the highest in Snohomish County at 46.3 years compared to 37.1 years countywide (2010 Census). In 2011, the Baby Boom generation started turning 65 years of age and represents what demographers project as the fastest growing age group over the next 20 years. An older population will require specific needs if they are to “age in place.” In Edmonds, the effects may be particularly strong. Developing healthy, walkable communities with nearby retail and transit options will help an aging population retain their independence.

Assisted Housing Availability: In 1995 there were two HUD-assisted developments providing a total of 87 units for low-income, senior residents within the City of Edmonds. This was more than doubled by a new development approved in 2004 for an additional 94 units. Since 1995, 167 assisted care living units have been built in the downtown area, specifically targeting senior housing needs. Although the Housing Authority of Snohomish County did not operate any public housing units within Edmonds prior to 1995, it purchased an existing housing complex totaling 131 units in 2002. The Housing Authority continues to administer 124 Section 8 rent supplement certificates and vouchers within the city. In addition, there are currently 36 adult family homes providing shelter for 187 residents. This is a substantial increase from the 13 adult family homes providing shelter for 66 residents in 1995.

Growth Management goals and policies contained in the City's Comprehensive Plan encourage availability of resources to insure basic community services and ample provisions made for necessary open space, parks and other recreation facilities; preservation of light (including direct sunlight), privacy, views, open spaces, shorelines and other natural features, and freedom from air, water, noise and visual pollution; and a balanced mixture of income and age groups. Land Use policies encourage strategic planning for development and redevelopment that achieve a balanced and coordinated approach to economic development, housing and cultural goals; and encourage a more active and vital setting for new businesses supported by nearby residents, downtown commercial activity and visitors throughout the area. Policies encourage identification and maintenance of significant public and private social areas, cultural facilities, and scenic areas; and maintenance and preservation of historical sites. Commercial Land Use policies encourage identification and reservation of sufficient sites suited for a variety of commercial uses.

Housing goals are directed toward providing housing opportunities for all segments of the city's households; supporting existing neighborhoods and preserving/rehabilitating the housing stock; maintaining high quality residential environments; and providing assistance to developing housing for special needs populations, such as senior, disabled and low-income households. These goals are supported by policies which include review of regulatory impediments to control of housing costs and affirmative measures to support construction of housing for protected groups; encouraging expansion of the types of housing available, including accessory dwelling units, mixed use, and multi-family housing; flexible development standards; and review and revision of development regulations, including assessing the feasibility of establishing time limits for permitting; consolidating permitting; implementing administrative permitting procedures and instituting preapplication hearings.

Other measures to mitigate potential housing impacts include determining whether any public land is available which could be used to help meet affordable housing targets; development of a strategy plan, including target number of units and development timeline; technical assistance programs or information to encourage housing rehabilitation and development of accessory units; and a strong monitoring program with mid-course correction features (see the discussion below).

Strategies to Promote Affordable Housing.

In order to respond to the continuing need to provide affordable housing for the community, the City has undertaken a series of reasonable measures to accomplish this goal, consistent with the policy direction indicated by Snohomish County Tomorrow and the Countywide Planning Policies. These reasonable measures or strategies to promote affordable housing include:

Land Use Strategies

- **Upzoning.** The City upzoned a substantial area of previously large lot (12,000+ square foot lots) zoning to ensure that densities can be obtained of at least 4.0 dwelling units per acre. The City has also approved changes to its zoning codes to encourage more multifamily development in mixed use areas, especially in corridors served by transit (e.g. Highway 99 along the *Swift* high capacity transit corridor).
- **Density Bonus.** A targeted density bonus is offered for the provision of low income senior housing in the City. Parking requirements are also reduced for this housing type, making the density obtainable at lower site development cost.
- **Cluster Subdivisions.** This is accomplished in the city through the use of PRDs. In Edmonds, a PRD is defined as an alternate form of subdivision, thereby encouraging its use as a normal form of development. In addition, PRDs follow essentially the same approval process as that of a subdivision.
- **Planned Residential Development (PRD).** The City has refined and broadened the applicability of its PRD regulations. PRDs can still be used to encourage the protection of environmentally sensitive lands; however, PRDs can also be used to encourage infill development and flexible housing types.
- **Infill Development.** The City's principal policy direction is aimed at encouraging infill development consistent with its neighborhoods and community character. This overall plan direction has been termed "designed infill" and can be seen in the City's emphasis and continued work on streamlining permitting, revising codes to provide more flexible standards, and improving its design guidelines. The City is also continuing the process of developing new codes supporting mixed use development in key locations supported by transit and linked to nearby neighborhoods.
- **Conversion/Adaptive Reuse.** The City has established a historic preservation program intended to support the preservation and adaptive reuse of existing buildings, especially in the historic downtown center. Part of the direction of the plans and regulations for the Downtown/Waterfront area is to provide more flexible standards that can help businesses move into older buildings and adapt old homes to commercial or mixed use spaces. An example is the ability of buildings on the Edmonds Register of Historic Places to get an exception for parking for projects that retain the historic character of the site.

Administrative Procedures

- **Streamlined approval processing.** The City generally uses either a Hearing Examiner or staff to review and issue discretionary land use decisions, thereby reducing permitting timelines and providing an increased degree of certainty to the process. The City continues to provide and improve on an extensive array of information forms and handouts explaining its permitting processes and standards. The City has also established

standards for permit review times, tailored to the type and complexity of the project. For example, the mean processing time for processing land use permits in 2011 was 36 days, less than one-third of the 120-day standard encouraged by the State's Regulatory Reform act.

- **Use-by-Right.** The City has been actively reviewing its schedule of uses and how they are divided between uses that are permitted outright vs. permitted by some form of conditional use. The City has expanded this effort to include providing clearer standards, allowing more approvals to be referred to staff instead of the Hearing Examiner hearing process.
- **Impact mitigation payment deferral.** The City's traffic mitigation impact fees are assessed at the time of development permit application, but are not collected until just prior to occupancy. This provides predictability while also minimizing "carrying costs" of financing.

Development Standards

- **Front yard or side yard setback requirements.** Some of the City's zones have no front or side yard setback requirements, such as in the downtown mixed use zones. In single family zones, average front setbacks can be used to reduce otherwise required front yard setbacks.
- **Zero lot line.** This type of development pattern can be achieved using the City's PRD process, which is implemented as an alternative form of subdivision.
- **Street design and construction.** Edmonds has adopted a 'complete streets' policy. Street standards are reviewed and updated periodically, taking advantage of new technologies whenever possible. A comprehensive review and update of the city's codes is underway.
- **Alleys.** The City has an extensive system of alleys in the downtown area and makes use of these in both mixed use and residential developments.
- **Off-street parking requirements.** The City has substantially revised its off-street parking standards, reducing the parking ratios required for multi family development and in some mixed use areas, thereby reducing housing costs and encouraging more housing in areas that are walkable or served by transit.
- **Sanitary Sewer, Water, and Stormwater systems.** Innovative techniques are explored and utilized in both new systems and in the maintenance of existing infrastructure.

Low-Cost Housing Types

- **Accessory dwellings.** The City substantially revised its accessory dwelling regulations, providing clearer standards and streamlining their approval as a standard option for any single family lot.
- **Mixed-use development.** The City has strengthened and expanded its mixed use development approach. Downtown mixed use development no longer has a density cap, and this – combined other regulatory changes – has resulted in residential floor space

drawing even with commercial floor space in new developments in the downtown area. Mixed use zoning was applied in the Westgate Corridor, and revised mixed use development regulations have been updated and intensified in the Hospital/Highway 99 Activity Center as well as along Highway 99.

- Mobile/manufactured housing. The City's regulation of manufactured homes has been revised to more broadly permit this type of housing in single family zones.

Housing Production & Preservation Programs

- Housing preservation. The City provides strict enforcement of its building codes, intended to protect the quality and safety of housing. The City has also instituted a historic preservation program intended to provide incentives to rehabilitate and restore commercial, mixed use, and residential buildings in the community.
- Public housing authority / Public and nonprofit housing developers. The City supports the Housing Authority of Snohomish County, as evidenced by its approval of the conversion of housing units to Housing Authority ownership. Edmonds is also a participant in the Alliance for Housing Affordability (AHA) in Snohomish County, which is a consortium of cities pooling resources to collectively address housing needs in the county.
- For-profit housing builders and developers. Many of the strategies outlined above are aimed at the for-profit building market. The City's budget restrictions limit its ability to directly participate in the construction or provision of affordable housing, so it has chosen instead to affect the cost of housing by reducing government regulation, providing flexible development standards, and otherwise minimize housing costs that can be passed on to prospective owners or renters. However, as noted above, the City is also a participant in the Alliance for Housing Affordability in Snohomish County, which is intended to collaborate on housing strategies countywide.

Housing Financing Strategies

- State / Federal resources. The City supports the use of State and Federal resources to promote affordable housing through its participation in the Snohomish County Consortium and the Community Development Block Grant program. These are important inter-jurisdictional efforts to address countywide needs.

Jurisdictions face challenges in meeting affordability goals or significantly reducing the current affordable housing deficit. Edmonds is a mature community with limited opportunities for new development and has limited powers and resources to produce subsidized housing on its own. However, it is hoped that Edmonds' participation in joint planning and coordination initiatives, such as the Alliance for Affordable Housing will point the way to new housing initiatives in the future.

GOALS AND POLICIES

Housing Goal A. Encourage adequate housing opportunities for all families and individuals in the community regardless of their race, age, sex, religion, disability or economic circumstances.

Housing Goal B. Ensure that past attitudes do not establish a precedent for future decisions pertaining to public accommodation and fair housing.

Housing Goal C. Provide for special needs populations – such as low income, disabled, or senior residents – to have a decent home in a healthy and suitable living, including through the following policies:

- C.1. Encourage the utilization of the housing resources of the state or federal government to assist in providing adequate housing opportunities for special needs populations, such as low income, disabled, or senior residents.
- C.2. Work with the Alliance for Housing Affordability and other agencies to:
 - C.2.a. Provide current information on housing resources;
 - C.2.b. Determine the programs which will work best for the community.
 - C.2.c. Conduct periodic assessments of the housing requirements of special needs populations to ensure that reasonable opportunities exist for all forms of individual and group housing within the community.

Housing Goal D. Maintain a valuable housing resource by encouraging preservation and rehabilitation of the older housing stock in the community through the following policies:

- D.1. Support programs that offer assistance to households in need, such as units with low income or senior householders.
- D.2. Enforce building codes, as appropriate, to conserve healthy neighborhoods and encourage rehabilitation of housing that show signs of deterioration.
- D.3. Ensure that an adequate supply of housing exists to accommodate all households that are displaced as a result of any community action.
- D.4. Evaluate City ordinances and programs to determine if they prevent rehabilitation of older buildings.

Housing Goal E. Provide opportunities for affordable housing (subsidized, if need be) for special needs populations, such as disadvantaged, disabled, low income, and senior residents through the following policies:

- E.1. Aggressively support efforts to fund the construction of housing for seniors, low income, and other special needs populations, while recognizing that units should blend into the neighborhood and/or be designed to be an asset to the area and create pride for inhabitants.
- E.2. Aim for city zoning regulations to expand, not limit, housing opportunities for all special needs populations.

Housing Goal F. Provide for a variety of housing that respects the established character of the community.

- F.1. Expand and promote a variety of housing opportunities by establishing land use patterns that provide a mixture of housing types and densities.
 - F.1.a. Provide for mixed use, multi family and single family housing that is targeted and located according to the land use patterns established in the land use element.
- F.2. Encourage infill development that is consistent with or enhances the character of the surrounding neighborhood.
 - F.2.a. Within single family neighborhoods, encourage infill development by considering innovative single family development patterns such as Planned Residential Developments (PRDs).
 - F.2.b. Provide for accessory housing in single family neighborhoods to address the needs of extended families and encourages housing affordability.
 - F.2.c. Provide flexible development standards for infill development, such as non-conforming lots, when development in these situations will be consistent with the character of the neighborhood and with the goal to provide affordable single family housing.

Housing Goal G. Provide housing opportunities within Activity Centers consistent with the land use, transportation, and economic goals of the Comprehensive Plan.

- G.1. Promote development within Activity Centers that supports the centers' economic activities and transit service.
 - G.1.a. Provide for mixed use development within Activity Centers.
 - G.1.b. Plan for housing that is located with easy access to transit and economic activities that provide jobs and shopping opportunities.
 - G.1.c. Consider adjusting parking standards for housing within Activity Centers to provide incentives for lower-cost housing when justified by available transit service.

Housing Goal H. Review and monitor permitting processes and regulatory systems to assure that they promote housing opportunities and avoid, to the extent possible, adding to the cost of housing.

- H.1. Provide the maximum amount of efficiency and predictability in government permitting processes.
 - H.1.a. Consider a wide variety of measures to achieve predictability and efficiency, including such ideas as:
 - ..establishing time limits for permitting processes;
 - ..developing consolidated permitting and appeals processes;
 - ..implementing administrative permitting procedures;
 - ..using pre-application processes to highlight problems early.
- H.2. Establish monitoring programs for permitting and regulatory processes.
 - H.2.a. Monitoring programs should review the types and effectiveness of government regulations and incentives, in order to assess whether they

are meeting their intended purpose or need to be adjusted to meet new challenges.

Housing Goal I. Increase affordable housing opportunities in with programs that seek to achieve other community goals as well.

- I.1. Research housing affordability and program options that address Comprehensive Plan goals and objectives.
- I.2. Develop housing programs to encourage housing opportunities that build on linkages between housing and other, complementary Comprehensive Plan goals.
 - I.2.a. New programs that address housing affordability should be coordinated with programs that address development of the arts, encourage historic preservation, promote the continued development of Activity Centers and transit-friendly development, and that encourage economic development.

Housing Goal J. Recognize that in addition to traditional height and bulk standards, design is an important aspect of housing and determines, in many cases, whether or not it is compatible with its surroundings. Design guidelines for housing should be integrated, as appropriate, into the policies and regulations governing the location and design of housing.

- J.1. Provide design guidelines that encourage flexibility in housing types while ensuring compatibility of housing with the surrounding neighborhood.
 - J.1.a. Incentives and programs for historic preservation and neighborhood conservation should be researched and established to continue the character of Edmonds' residential and mixed use neighborhoods.
 - J.1.b. Design guidelines for housing should be developed to ensure compatibility of housing with adjacent land uses.

Implementation Actions and Performance Measures.

Implementation actions are steps that are intended to be taken within a specified timeframe to address high priority sustainability goals. Performance measures are specific, meaningful, and easily obtainable items that can be reported on an annual basis. These are intended to help assess progress toward achieving the goals and policy direction of this element. The actions and measures identified here are specifically called out as being important, but are not intended to be the only actions or measures that may be used by the City.

Action 1: Develop a strategy by 2019 for increasing the supply of affordable housing and meeting diverse housing needs.

Performance Measure 1: Report the number of residential units permitted each year with a goal of reaching 21,168 units by 2035, or approximately 112 additional dwelling units per year.

**CITY OF EDMONDS
PLANNING BOARD MINUTES**

October 22, 2014

Chair Cloutier called the meeting of the Edmonds Planning Board to order at 7:00 p.m. in the Council Chambers, Public Safety Complex, 250 – 5th Avenue North.

BOARD MEMBERS PRESENT

Todd Cloutier, Chair
Neil Tibbott, Vice Chair
Bill Ellis
Philip Lovell
Daniel Robles
Careen Rubenkönig
Valerie Stewart
Mike Nelson

STAFF PRESENT

Rob Chave, Planning Division Manager
Karin Noyes, Recorder

READING/APPROVAL OF MINUTES

VICE CHAIR TIBBOTT MOVED THAT THE MINUTES OF SEPTEMBER 24, 2014 BE APPROVED AS AMENDED. CHAIR CLOUTIER SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

ANNOUNCEMENT OF AGENDA

The agenda was accepted as presented.

AUDIENCE COMMENTS

There was no one in the audience.

DEVELOPMENT SERVICES DIRECTOR REPORT TO PLANNING BOARD

Chair Cloutier referred the Board to the written Director's Report. Mr. Chave noted that, since the report was written, the City Council agreed to support the Draft Shoreline Master Update, and the document will come back for final approval on their consent agenda in mid November. He also noted that the City Council is scheduled to potentially take action on the Westgate Plan at their November 3rd meeting.

DISCUSSION OF COMPREHENSIVE PLAN HOUSING ELEMENT

Mr. Chave referred to the draft Comprehensive Plan Housing Element update. He advised that the majority of the proposed changes in the first half of the element are intended to update data and integrate material from the Alliance for Affordable Housing (AAH) report that was previously presented to the Board. The "Strategies" section (starting on Page 11) was also updated to incorporate a goal found in the Countywide Planning Policies that talks about jurisdictions having strategies in place to address housing affordability. In addition, formatting changes have been proposed in the "Goals and Policies" section (beginning on Page 14) to make the format of the Housing Element consistent with the format used for the adopted

Sustainability Element and other recently updated elements of the Comprehensive Plan. The goal is for all of the various elements of the Comprehensive Plan to have consistent formatting.

Mr. Chave advised that a new “Implementation Actions and Performance Measures” section was added at the end of the Housing Element. He reminded the Board of the City’s goal to incorporate implementation actions and at least one performance measure into each of the Comprehensive Plan Elements as they are updated. Staff is proposing the following Implementation Action and Performance Measure:

- Implementation Action: Develop a strategy by 2019 for increasing the supply of affordable housing and meeting diverse housing needs.
- Performance Measure: Number of residential units permitted each year.

Mr. Chave explained that the City does not currently have a strategy for increasing the supply of affordable housing. However, having a strategy in place is one of the policies established by the Snohomish County Alliance for Housing Affordability (AHA). The goal is to collaborate countywide to address the problem, and the idea of the proposed action is to work with the AHA to figure out the best way to implement the policy locally. This could entail zoning requirements and/or incentives for affordable housing that are triggered at a certain level of development. However, Edmonds does not have an administrative mechanism in place to enforce, monitor and track affordable housing, and City staff does not have the ability to take on this task. Working collaboratively with the AHA could provide an opportunity for the City to contract with the Housing Authority of Snohomish County for this service. In addition to discussing zoning requirements and incentives for affordable housing, the strategy could address other housing options, as well as an implementation mechanism.

Mr. Chave said the proposed performance measure would involve identifying the number of residential units permitted each year. This can be easily tracked and would enable the City to identify whether or not it is providing more housing in general. The intent of the performance measure is to identify increases in the housing supply, but also potentially measure the City’s success at meeting other housing goals such as maintaining capacity for growth within the City.

Mr. Chave invited the Board to provide feedback regarding the Housing Element so the document can be updated before the Board’s next meeting in November. He noted that both he and Ms. Hope worked on the draft language, with assistance from a planner working on contract with the City.

Board Member Lovell observed that the changes proposed in the first several pages represent a statistical update. It basically compares statistics from last time the element was updated with the new data, but it does not provide a lot of commentary as to whether the City is better or worse off than it was ten years ago. For example, the average household size in Edmonds decreased by nearly half a person and is at near 2 people per household. He asked if this is considered better or worse. Mr. Chave said some of the statistical changes are consistent with national trends, and others are county and local trends. It is difficult to place a judgment on the changes in data, most of which came from the AAH report.

Board Member Lovell referred to Page 8, which makes references to the need for local jurisdictions to have a Consolidated Housing and Community Development Plan in place in order to obtain federal funding from the U.S. Department of Housing and Urban Development (HUD). He asked if Edmonds has a program in place or encourages the use HUD funding for projects in the City. Mr. Chave answered that the City does not have its own HUD program. However, they are currently in a consortium with Snohomish County, which serves as the agency for community development programs for federal HUD grants. The Snohomish County agency drafted and regularly updates the required Consolidated Housing and Community Development Plan; and every few years, there is a competitive process for funding allocations to jurisdictions in Snohomish County. With the exception of Everett, all other jurisdictions in the County participate in the joint program.

Board Member Lovell requested information about the process for applying for HUD grant funding for projects in Edmonds. Mr. Chave explained that, typically, HUD projects are aimed at low income people; and as a general rule, the City does not have the right demographics to qualify for HUD funding. However, there are opportunities for block grants to fund social projects, many related to seniors. For example, the City successfully obtained block grant funding for American’s with Disabilities Act (ADA) sidewalk ramps. Many of the social programs are based in Everett, but they serve a countywide population.

Board Member Rubenkonig said she likes how the Housing Element is laid out, and it is clear that the City is endeavoring to meet the local, regional and federal goals for housing. She asked if it would be possible to provide a chart to illustrate the relationship between the City's goals and the regional and federal goals. She expressed her belief that the regional and federal goals tend to shape the local policy. Mr. Chave agreed to consider the best way to provide this information.

Board Member Rubenkonig pointed out that various agencies and groups influence local policies on housing, and the vocabularies used can be very different. She said she would like the terms to be as consistent as possible throughout the Housing Element. For example, the various documents use terms such as "disabled", "physically challenged" and "handicapped person." She noted that "handicapped person" is no longer an acceptable term and should be thrown out, and the Housing Element should consistently use either "physically challenged" or "disabled." Also, there is reference to both "seniors" and "elderly," and she would prefer to use the term "seniors." She questioned what population is being referenced by the term "special needs population." Also, the terms "economically challenged" versus "low income." She noted that a person may not be considered "low-income," but could be "economically challenged" when it comes to finding affordable housing in Edmonds. Lastly, she asked where "mentally and emotionally challenged" individuals would fit into the housing goals. She questioned if "housing for the disadvantaged" would cover all of the situations listed above. She summarized that the terms need to be clarified and consistent so it is clear who the City is trying to assist in meeting housing goals.

Board Member Stewart commended staff for preparing updates to a comprehensive document. She referred to the third bulleted item from the bottom on Page 9, which talks about increasing the incidence of home ownership. She said she assumes this strategy is aimed at people who want to own their homes. However, the City must recognize that the current trend is towards rentals. She expressed the need for the strategy to address all housing needs, both owned and rental. Mr. Chave said the language was taken directly from the AHA Report.

Board Member Stewart referred to the "Housing Needs" section, starting on Page 10. She noted that the need to provide healthy indoor air quality is missing from the language. This can be addressed through the types of materials used in construction and by making sure no mold is occurring in the units. She suggested that the need for healthy living should be addressed somewhere in the Housing Element.

Board Member Stewart said she supports using the concept of "designed infill," but she questioned how the City would ensure that infill development is designed in a way that is consistent with existing development in the neighborhood. She suggested that perhaps the City could require design review for infill residential development. She observed that a lot of indiscriminate infill development has occurred that is neither consistent nor in character with the surrounding neighborhood. Board Member Rubenkonig said she supports the concept of requiring design review for infill residential development to ensure that it is keeping with the neighborhood character, but design review should not apply citywide to all single-family residential development.

Mr. Chave explained that "designed infill" was intended to be a general conceptual term used when the Comprehensive Plan was initially adopted in 1995 as required by the Growth Management Act (GMA). The principle intent of the "designed infill" concept is to encourage development to occur within the overall fabric of the City without doing wholesale zoning changes that allow multi-family residential uses to creep into single-family residential neighborhoods. It was never the intent of the City's decision makers to require design review for single-family residential homes, and it is not currently required. The City regulates single-family residential development via the bulk standards, and it would be very difficult to come up with design guidelines that identify the character of each neighborhood on a street-by-street basis. It is very rare to find a citywide single-family design review requirement in any jurisdiction. However, there are exemptions for "historic districts" and "planned developments" where the City has an opportunity to require a specific style and/or design.

Chair Cloutier agreed that "designed infill" is a conceptual term. The idea was rather than expanding the commercial and/or multi-family residential boundaries, the City would target the codes to encourage infill development in residential zones and higher-density redevelopment on Highway 99, at Westgate, etc. Regardless of what alternatives the City chooses to use, it must accommodate its allocated growth targets. He noted that jurisdictions in the region have used a number of approaches for accomplishing this goal such as skinny houses and cottage homes that intensify the density in residential zones. Many also have liberal requirements for accessory dwelling units (ADUs) that essentially allow a second dwelling on a residential lot.

Board Member Stewart questioned why the City should have a policy for encouraging infill development to be consistent with the neighborhood and community character if there is no way to implement it. She commented that developers tend to do whatever they can to build the largest structures possible on the available land, and they do not necessarily care if it is keeping with the neighborhood character. Mr. Chave said developers are not necessarily more likely to build homes that do not fit in with the neighborhood. The City has received permit applications from individual property owners who are proposing crazy designs that do not fit in.

Board Member Stewart pointed out that the proposed amendments would eliminate the concept of “cottage housing” altogether. She felt it should be put back in, perhaps on Page 15 under the goals and policies, as a potential affordable housing option, especially for people who own larger lots and do not want to subdivide and redevelop their property with larger homes. She said she would like to build a cottage on her property, but it is not allowed under the current code. Mr. Chave explained that, at the time the current Housing Element was written, the City was exploring the option of cottage housing. The intent of this section is to summarize what the City is actually doing and what has been done. Because the City is no longer exploring the concept, staff is recommending that it be removed. However, the goals and policies section could specifically mention the need to explore the concept of cottage housing.

Vice Chair Tibbott suggested that Board Member Stewart is describing an ADU or guest house as opposed to a cottage development. Mr. Chave pointed out that the current code only allows guest houses on large lot, and accessory dwelling units must be attached to the main structure. However, the City of Seattle allows detached ADU’s that are set back on the lot so the property appears as a single-family residence home from the street. Board Member Stewart expressed her desire for the City to reevaluate its ADU regulations and make them more flexible.

Vice Chair Tibbott pointed out that cottage housing projects typically consist of a number of units on a few acres of land. Board Member Stewart agreed and suggested this is an attractive option for the City to consider because it allows developers to position buildings in a way that protects the existing natural features. Mr. Chave recalled that some jurisdictions have experimented with the concept in recent years, but many no longer allow the use. In Edmonds, the Council specifically decided against implementing the option. However, the City offers the “planned residential development” concept as a way to cluster lots and homes to protect existing natural features without increasing the overall density of the property. Cottage housing, on the other hand, allows smaller homes on smaller lots, and a density bonus is traditionally offered. If the Board wants to study the concept further, they could add it into the policy section of the element.

Board Member Lovell noted that the second bulleted item under “Low-Cost Housing Types” on Page 13 indicates that mixed-use zoning has been applied in the Westgate Corridor. Other places in the Housing Element mentions pursuing revised development regulations to allow more opportunities for affordable housing at Westgate. The language is written in the context that the Westgate Plan has already been adopted, but that is not yet the case. Mr. Chave said the language anticipates that the plan will be adopted, and it is scheduled on the City Council’s extended agenda for action on November 3rd. The Housing Element will not be adopted until sometime after that, and any changes related to the City Council’s action can be incorporated.

Board Member Rubenkonig referred to Item 1.2 on Page 17 and suggested that the specific “activity centers” be called out in the paragraph. Mr. Chave noted that the activity centers are called out specifically in the Land-Use Element, with a large section talking about each one. In addition, the Comprehensive Plan Land-Use Map specifically identifies the activity centers (Medical Use/Highway 99 and Downtown). The intent is that a person would read the Comprehensive Plan as an entire document, and it would be a little out of context if you look only at the Housing Element. Board Member Rubenkonig suggested it would help the reader understand the areas referred to as “activity centers” if they are specifically identified in the Housing Element. Mr. Chave suggested that a footnote could be added to direct the reader to the Land-Use Element for more information about activity centers.

Board Member Robles commented that Board Member Stewart’s comments about ADUs and cottage housing fall within the spectrum of affordable housing options that seem to be under discussed. Allowing detached cottages or ADUs could benefit groups such as seniors who want to stay in their homes, seniors who need assisted living, children who return to live at home, etc. He expressed his belief that residential property owners should be given the same wherewithal as developers to develop their properties. He suggested that the ADU concept needs more than a mere mention; perhaps it could be an additional category. Mr. Chave referred to the proposed Implementation Action on Page 17, which calls for developing a strategy for

increasing the supply of affordable housing and meeting diverse housing needs. ADUs could be part of this discussion as one option for providing affordable housing. Ideally, a housing strategy will identify a number of different options, and not just low-income housing.

Board Member Lovell observed that, for years, it has been discussed that Edmonds is largely a residential community that is 95% built out. However, he questioned if the community, and particularly the City Council, would support a policy for allowing people to hold on to their lots by building ADUs or cottages or subdividing their properties into two lots for smaller units. He did not believe this concept would be supported, given the current demographics of the City, which is largely single-family residential homeowners with higher incomes. Board Member Stewart pointed out that older residents cannot always afford to keep their larger homes, and allowing ADUs and cottages could be a desirable option for these people.

Vice Chair Tibbott pointed out that, as per the AHA Report, the City of Edmonds (36%) has a higher percentage of people living in multi-family housing compared to the rest of the County (31%). However, the report does not provide a breakdown of how much of the 36% is owner-occupied. Conceivably, as they continue on the path they are on where they are looking at available land as the place for multi-family housing, the ratio would continue to increase in the City. This causes him to wonder what direction they may be setting in motion by not considering ADUs and other options for infill development in the single-family zones.

Chair Cloutier referred to the proposed implementation action and performance measure. Given that the City has a goal to increase affordable housing and their action is to increase the supply of affordable housing, the performance measure should relate specific to affordable housing rather than just number of units. For example, the performance measure could be attached to the census or when information from other agencies is available. Mr. Chave advised that the goal is to report on the performance measures on a yearly basis, and it would not be possible to obtain information related specifically to affordable housing that frequently. Chair Cloutier suggested that perhaps there are other, indirect indicators that would help the City find the needed information.

Chair Cloutier commented that using a performance measure that is based on the number of units would be good, but the Board discussed trying to identify the total number of bedrooms available in the City. He acknowledged that this data would be difficult to find, but it is available through the census and in the County's records. Board Member Lovell expressed his belief that it would be virtually impossible to establish how many bedrooms there are in the City. It would also be difficult to equate the number of bedrooms with the number of people. No matter how many bedrooms are identified on a title, many of them are overbooked and others are not used at all. Chair Cloutier commented that the performance measure is supposed to be related to how much available room the City has, and identifying the number of units is less direct. If the number doesn't tell you what you need to know, there is no purpose for the measurement. He suggested that both numbers should be considered.

Vice Chair Tibbott pointed out that the proposed performance measure would measure new housing stock, and not existing bedrooms or units. Information regarding the number of bedrooms could be found on the construction plans. Mr. Chave agreed that the City could measure the number of new bedrooms that are constructed in the City. Chair Cloutier felt it would be appropriate to measure both the number of new units and the number of new bedrooms each year to evaluate whether or not the City is moving in a healthy direction.

Mr. Chave questioned whether tracking the number of additional bedrooms would really tell the City anything. The better data would be changes in the number of units and the size of the average household. While the number of new units could be collected on an annual basis, the data related to the average household size would only be available every few years. Based on building permit data, the City can report details about the types of housing constructed, the number of bedrooms, and the value of the units.

Board Member Lovell stressed that the most visible strategy the City needs to achieve is creating more opportunities for multi-family residential development in the City. If they are doing that, the City, as a whole, is striving to accommodate increased population. He cautioned against adding affordable housing, size of the units and number of bedrooms to the equation, since these are unpredictable and outside of the City's control. He said he supports the vernacular that says the City is doing certain things to increase opportunities for mixed-use development and encourage multi-family housing. They need to continue strategies that support this goal.

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Board Member Rubenkönig referred to the section related to “Assisted Housing Availability” on Page 10, and suggested that this paragraph is very important to address when considering potential performance measures. She questioned if the Housing Element, as currently proposed, would adequately encourage more senior housing, more assisted living, and more affordable housing. Mr. Chave clarified that assisted care is very different than assisted housing. This paragraph is intended to report information on different kinds of housing that receives some type of assistance, whether through Section 8 or another type of subsidy. Board Member Rubenkönig asked if the language adequately addresses whether the City needs more assisted housing capacity. Mr. Chave referred to the note just prior to the paragraph, which indicates that City staff is in the process of updating this section. Board Member Rubenkönig suggested that the language should clarify how assisted housing fits into the diagram of affordable housing. Board Member Lovell said Board Member Rubenkönig appears to be asking if this section would include a provision for the City to pursue more government assisted housing. Board Member Rubenkönig agreed that she is interested in increasing the capacity over what currently exists. Mr. Chave said the AHA Report identifies the City’s current needs, and this data can be added to the section. However, it is important to note that the City does not have control over HUD, but it can provide information about what currently exists and what the needs are. The future housing strategy could discuss how the City could work with HUD to address its needs.

Board Member Robles commented that if the City were to take a lot of possibilities out of the extra legal sector so someone could report current situations such as accessory dwelling units, mother-in-law apartments, etc. as permitted uses without the threat of being shut down, the City would be able to obtain a more accurate count of the number of bedrooms and units available in the City.

INTRODUCTION OF COMPREHENSIVE PLAN GENERAL INTRODUCTION AND LAND USE ELEMENT

Mr. Chave advised that the General Introduction and Land Use Element of the Comprehensive Plan are being presented to the Board for feedback, but changes have not yet been drafted. At this time, the City’s contract planner, Mr. Shipley, is pouring through reports and finding data to update the Land Use Element, which contains a substantial amount of background information and numbers.

Mr. Chave reviewed that, as part of the update, the City is required to update its capacity numbers. The overall planned capacity they must address moves from 2025 in the current plan to 2035 in the new plan. Snohomish County, working with jurisdictions through Snohomish County Tomorrow, has established initial planning targets for this time frame, including both population and employment. Consistent with the Puget Sound Regional Council’s 2040 Plan, the population numbers must be translated into number of units. The City must match up the existing capacity with existing zoning to figure out if they have enough future capacity to meet the population and job targets of if zoning changes are needed.

Mr. Chave commented that the City is in a better place than many jurisdictions. For example, a tremendous amount of growth is targeted in Everett, and they have nowhere near the capacity. Lynnwood and Bothell are having capacity issues, as well. Because the City of Edmonds is designated as a “large city,” its growth projections are more moderate, but they do have to analyze and show their work in terms of capacity. While Highway 99 may have more capacity than has been considered in the past, not a lot of residential development has occurred in the area to justify the higher capacity number. If the City indicates that more population going forward will be handled along Highway 99, it must provide justification for this increased capacity. One example is the Planning Board’s recent recommendation on zoning changes along Highway 99 to open more of the General Commercial zoning for residential development. This could be a significant factor when looking at capacity.

Mr. Chave advised that, from a quick preliminary look, it appears the capacity numbers the County counts in the Buildable Lands Report consider that residential development would occur at Harbor Square. Because the City Council took action that eliminated this potential, the City’s capacity to accommodate growth decreased. By the same token, the Building Lands report did not take into account additional capacity for residential uses at Westgate. He summarized that he does not believe that wholesale policy changes will be needed at this point. The updates to the Land Use Element will be primarily related to updating the data.

Board Member Lovell said it appears the intent behind updating the Land Use element is to investigate and measure the City’s projections into the future to ascertain whether it can meet the GMA goals. Mr. Chave concurred. If the City finds

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Board Member Rubenkönig said she supports the motion, but questioned if it would be appropriate to also include the changes she requested earlier regarding the project descriptions. Mr. English indicated that staff would add additional information to the project descriptions wherever possible, recognizing that some of the details are not yet available. The Board agreed that the issue did not need to be addressed in the motion.

THE MOTION CARRIED UNANIMOUSLY.

CONTINUED DISCUSSION OF COMPREHENSIVE PLAN HOUSING ELEMENT UPDATE

Ms. Hope said the purpose of tonight's discussion is to talk more about the 2015 Comprehensive Plan update, and specifically the Housing Element. She recalled that, at the Board's last meeting, staff reported that the City is partnering with other cities and Snohomish County in the Alliance for Housing Affordability (AHA), a group formed from Snohomish County Tomorrow. Through this effort, an affordable housing profile has been created for each of the participating jurisdictions. She introduced Kristina Gallant, Analyst, Alliance for Housing Affordability, who was present to walk the Board through the findings of the Edmonds' Affordable Housing Profile.

Kristina Gallant, Analyst, Alliance for Housing Affordability, provided a brief overview of the AHA, which consists of 13 cities in Snohomish County, Snohomish County, and the Housing Authority of Snohomish County. She reminded the Board that there is a Growth Management Act (GMA) mandate for cities to plan for housing to accommodate all segments of the population. The purpose of the AHA is to allow participating cities to share resources and get the help they need in a cost-effective way. The AHA was formed in November of 2013, and since that time she has been working to assess existing conditions and prepare profiles for each of the participating cities.

Ms. Gallant explained that, when talking about affordable housing, people typically think about heavily subsidized housing, which is an important element, but not everything. If housing is affordable, but not appropriate for the community, it does not work. It is important to address the different needs and preferences of each community such as adequacy of safety, proximity to transportation, jobs, and affordability.

Ms. Gallant provided an overview of the Edmonds Housing Profile, particularly emphasizing the following key elements:

- There are currently 39,950 residents living in the City, and Edmonds is projected to accommodate nearly 5,000 new residents by 2035. This is a dramatic change over the stable population levels the City has seen over the past 20 years. The increase would require 2,790 additional housing units, which is near the City's estimated capacity of 2,646 units.
- The 2012 population includes 17,396 households with an average household size of 2.3 people compared to 2.6 for the County. The average family size in Edmonds is 2.8 compared to 3.12 for the County.
- Housing in Edmonds is mostly comprised of single-family homes, but most growth will need to be accommodated in multi-family development. About 31% of Edmonds residents and 33% of County residents currently live in rented homes, and the proportion of homeowners remained relatively constant between 2000 and 2010, increasing slightly from 68% to 69%. About 36% of Edmonds population lives in multi-family homes compared with 31% across the County.
- The City's median income (\$73,072) is relative high compared to other cities in the region, and home values are general higher, as well.
- A significant number of the homes in Edmonds were built between 1950 and 1959 compared to the County overall.
- Currently, 38% of Edmonds households are estimated to be cost burdened, which means they spend more than 30% of their monthly income on rent or home ownership costs.
- According to 2013 Dupre and Scott data, Edmonds rental housing market is generally affordable to households earning at least 80% Average Median Income (AMI). Households earning between 50% and 80% AMI will find the majority of homes smaller than five bedrooms affordable, as well.
- A limited supply of small units is affordable to those earning between 30 and 50% AMI, but market rents are not affordable to extremely low-income households.

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- A lack of affordable rental housing for extremely low and very low-income households is very common. Some kind of financial assistance is typically required in order to operate a property and keep rents low enough in today's housing market.
- Assistance can be ongoing to make up the difference between 30% of tenants' income and market rents. Other options include capital funding that reduces the overall project costs (considered workforce housing), making it possible to keep rent levels down.
- Edmonds currently has 303 units of subsidized housing with a range of rental assistance sources. It also has 201 units of workforce housing distributed across three properties. These units received some form of one-time subsidy (i.e. low-income tax credit, grants, etc.) in exchange for rent restrictions, but they do not involve rental assistance and rents are not tailored to individual household incomes. In addition, the City has 16 units of transitional housing. However, with 5,322 households earning less than 50% AMI, there is still a need to increase the supply.
- In 2012, the median sale price for a single-family home in Edmonds was \$339,975. This would require an annual income of at least \$75,796, which is just above the City's median income (\$73,072).
- Affordability for 2013 cannot be calculated at this time, but average assessed values suggest that home prices are rising as the housing market continues to recover following the recession, and affordability is retreating.
- Edmonds has the third highest average assessed 2014 home values in Snohomish County (\$351,100), which represents a 10.7% increase over 2013.
- Edmonds has one of the highest percentages of elderly residents among Snohomish County cities; 25% of the households have individuals 65 years or older. In addition to having generally lower incomes, seniors will require different types of housing and services if they desire to age in place.

Ms. Gallant advised that the City has already taken a number of steps to promote affordable housing, and there is a range of options it can consider to respond to the continuing needs of the community. In addition to promoting, adjusting and providing incentives for housing policies where appropriate, the City should continue to monitor and evaluate its policies to make sure there are no unnecessary regulatory barriers to affordable housing. The Housing Profile is meant to be a resource for the City as it moves through its Comprehensive Plan update. The AHA's goal is to continue to work with participating cities from a technical advisory standpoint, researching what is needed to help establish goals for housing, identifying potential methods for implementation, and identifying funding sources that are available to support infrastructure related to housing.

Board Member Robles asked what can be done to promote house-sharing opportunities in Edmonds. He suggested that this opportunity is not always about making money; it is about people trying to hang on to their homes. Ms. Gallant replied that many cities have ordinances in place that allow accessory dwelling units, but they vary significantly. It is important for cities to review their provisions for Accessory Dwelling Units (ADU) to make sure they are easy to understand and that the requirements and processes are not so onerous as to be cost prohibitive. The AHA's goal is to work with participating cities to develop better policies and make sure there are no unnecessary barriers. At the same time, they must be cognizant to balance the new policies with the other needs of the City.

Board Member Robles pointed out that ADUs were not addressed in the AHA's report. Ms. Gallant agreed that data related to accessory dwelling units was not included in her report, and she would definitely like to research this opportunity more.

Board Member Stewart complimented Ms. Gallant for a great report and a good start for metrics. However, she agreed with Board Member Rubenkönig that, at some point, the City must include ADUs in the metrics. She also suggested the City consider expanding its ADU provisions as a type of housing option to help the City meet its growth targets. She expressed concern that the numbers provided in the report is based on the number of bedrooms and size is not factored into the variables. Ms. Gallant agreed that the data is not as detailed as it could be, but it is intended to start the conversation.

Vice Chair Tibbott asked if the AHA has studied whether or not it is less costly to develop high-density residential versus low-density residential units. He said it would be helpful to have information about the average cost of producing the various types of affordable housing compared to the outcome. Ms. Gallant said she would like to study per unit development costs at some point in the future. In general, the housing costs are reflected through the rent and home sales, and there is a lot of debate about whether high density produces more affordable units. Increasing the supply over the long term is what needs to happen. When there is a choke point in the supply, housing prices will rise.

Vice Chair Tibbott recalled the Board's previous discussion point to the fact that just building small units does not mean they will be affordable. He noted that using lower cost finishes is one approach that can reduce the cost of the units, but he questioned if it would be possible to produce enough of these units in Edmonds to make a difference. He asked if any thought has been given to lowering development costs or allowing different types of development so developers can produce more affordable units. For example, the City could consider reduced permit fees or tax incentives. Ms. Gallant said the AHA is interested in researching this issue.

Ms. Hope explained that the next step is for staff to review the current Housing Element and come back to the Board with a revised version that incorporates the new information contained in the Housing Profile and other census data. She explained that one aspect of updating each Comprehensive Plan element is to identify a performance measure that will be meaningful, yet easy for the City to replicate with data annually. In addition, an action (implementation) step may be identified to help achieve progress on certain issues. Staff is recommending that the performance measure for the Housing Element be a set number of residential units permitted each year. The exact number could be filled in later in the year when data is ready. This information would enable the City track its progress in allowing housing that will accommodate expected growth. Staff is also proposing that the action item for the Housing Element be to develop a strategy by 2019 for increasing the supply of affordable housing and meeting diverse housing needs. She explained that there are many different ways to address affordability and several tools can be utilized to encourage affordable housing while looking at the overall housing needs. The proposed performance measure can get at the overall supply of housing units in Edmonds, but it is more difficult to measure affordability.

Chair Cloutier expressed his belief that counting the number of bedrooms is the appropriate approach since the goal is to provide "beds for the heads." The City could easily collect data for this metric. However, the affordability aspect is more market driven than the City can control and it would be very difficult to measure. Board Member Robles suggested that one option would be to offer a micro-tax incentive to encourage developers to report correctly.

Board Member Rubenkonig observed that the Growth Management Act deals with affordable housing as more population based. However, population translates into housing, and that is why it is a good proxy for population. You have to have housing for people to live in. The Growth Management does not define affordable housing, and it does not provide specific policies on how to encourage more affordable housing.

Board Member Robles asked if the City can track ADUs. Ms. Hope answered affirmatively, as long as they have a valid permit. However, it would be very difficult to track rooms for rent.

Board Member Stewart asked if a three-bedroom unit would be considered three units. Ms. Hope answered that it would only count as one unit. Board Member Stewart pointed out that household size has decreased in Edmonds in recent years, but the size of the units has increased.

Board Member Lovell recalled that the City has fairly stringent building restrictions with respect to ADUs. If they are serious about meeting the Growth Management Act (GMA) targets and accommodating an increased population, this issue will have to be addressed. He noted that the Board has been talking about the growth targets and opportunities for affordable housing for a number of years, but the City Council has a history of not taking action to accommodate mixed-use development with higher densities. While it is fine for the Board to discuss the issue again and put forth plans, he is not convinced anything will change in the near future unless the makeup of the City Council changes dramatically.

Mr. Chave clarified that ADUs are not considered multi-family apartments or second dwellings. The definition remains single-family. Extended family members and/or parents could live in a permitted ADU, as long as all the occupants in both units are related. It gets more complicated when unrelated people live in the units. The definition of "family" says that up to five unrelated people can live on a single-family property. For example, a family of four could rent to a single person or a family of three could rent to two people. In addition, ADUs must be attached to the main unit, and there are size limitations. There has been a steady uptick of ADUs in the City, particularly involving large, older homes. He noted that no permit would be required to rent a room to someone. The key distinction is whether or not there are separate living units.

Ms. Hope added that the City has made the choice not to count ADUs as separate housing units. She suggested this is a lesser issue compared to the policies that guide the use. Mr. Chave explained that if ADUs are counted as separate units,

requirements such as impact fees would come into plan. Chair Cloutier suggested that ADUs could be counted differently for the metrics versus the code.

The Board expressed general support for the proposed Housing Element performance measure and action step. However, they expressed a desire to forward with developing a strategy for increasing the supply of affordable housing and meeting diverse housing needs sooner than 2019 if resources are available.

Board Member Rubenkönig said she likes the term “housing options” rather than “lower-income housing.” She wants to know that people can remain in the community of Edmonds at different stages of their lives. Although sometimes they can afford larger houses, they need smaller units.

Board Member Stewart expressed concern that the older homes in Edmonds are being torn down and redeveloped into units that are three times more costly than the prior home. She would like the City to offer incentives to property owners to retain their existing homes. The City must offer a variety of housing options to serve the citizens. Ms. Hope agreed and said the issue would be addressed as part of the strategy.

Board Member Lovell referred to an article in *THE SEATTLE TIMES* titled, “*Builders Say Land in Short Supply.*” This article applies directly to the Board’s current discussion. Until cities find ways to accommodate more multi-family housing, the demand will remain high in the future, and the prices will continue to increase. Right now, the City does not have a great track record for accommodating this kind of development. The City is already built out, and the only way to accommodate more people is to allow more density.

PRESENTATION ON DEVELOPMENT PROJECTS AND ACTIVITIES

Ms. Hope and Mr. Chave made a brief presentation on development projects and activities. Ms. Hope noted that the same presentation was made to the City Council on September 23rd. The purpose of the presentation is to recreate the story of everything that has happened related to development in the City over the past several years, particularly highlighting the present activity. She advised that the Development Services Department is comprised of the Engineering Division, the Building Division and the Planning Division. Its goal is to provide assistance to people interested in improving or developing their property via discussions, data, handouts, permitting and inspections. She reported that she has received number compliments on the quality of service that staff provides. While not everyone is always happy, staff tries hard to be courteous, respectful and helpful. Staff members work in different ways to serve the community. For example:

- Field inspections are performed by building inspectors, engineering inspectors and planning staff. Not counting site visits, more than 6,000 inspections have been performed over the last year.
- Staff members meet together in teams to coordinate on different projects and activities.
- Staff also meets with applicants and developers to provide pre-application assistance for development projects that are being planned.

Ms. Hope advised that the Planning Division is responsible for a number of different types of permits, including short plats, variances, and other permits related to planning and land-use codes. A number of different planning permits were approved over the past seven months. She provided a graph to illustrate the number of permits and revenue generated from January through August in 2001 through 2014. She noted that the data reflects the economic climate over the last several years. There was a big jump in development permits in 2006 through 2008, but permitting dropped off quickly after that. As the economy improves, the City is once again seeing an increase in the number of permits.

Ms. Hope said the Building Division is responsible for certain types of permits, as well, some of which are reviewed by the Planning and Engineering Divisions, as well. These projects added \$38,000 to the City of Edmonds in terms of values and buildings. It is anticipated that upcoming key projects will double that number in just a few months. Mr. Chave noted that Swedish Edmonds Hospital’s project was not factored into those numbers yet, and it should add \$28,000 in value.

Ms. Hope reported that the City issued significantly more solar panel permits in 2014 compared to 2012 and 2013, and most of those permits were applied for on line. Mr. Chave advised that the City’s Building Official has been working with other cities, including Seattle, Bellevue and Ellensburg, on a program to encourage solar installations using grant funding from the

as it relates to climate change. Board Member Stewart pointed out that certain species of native plants should be present in riparian areas along streams. Native plants have been bread in the community and support wildlife. If the City simply requires natural vegetation rather than native vegetation, the ecosystem could be altered. Mr. Chave agreed but pointed out that the concern is addressed in Item A.2, which calls for the retention and enhancement of wildlife habitat areas. Introducing native species might not accomplish this goal. He said he views “natural” as a much broader term that will allow the City to implement appropriate development codes to protect and enhance wildlife habitat areas. The Board agreed not to change “natural” to “native.”

Board Member Ellis asked how the City would determine which species are native and which are not. Board Member Stewart answered that there are lists available to make this determination. Non-native species are usually invasive and compete against the native species. Board Member Ellis stressed the importance of educating property owners about the difference between non-native and native species. Mr. Chave said most people know the obvious invasive, non-native species, and there are lists available from various agencies.

- **Environmental Quality Goal A on Page 30.** Board Member Stewart advised that Ms. Tipton suggested that Item A.1 be amended to include private residential properties as potential wildlife habitat in addition to urban forests, wetlands, etc. Board Member Stewart pointed out that wildlife habitat is not just in public spaces, but in private yards, too. The City’s goal should be to increase wildlife habitat. Once again, Mr. Chave pointed out that the word “city” is not capitalized, which means it is intended to apply to all wildlife habitat areas and not just those owned by the City. He advised that urban forests include more private lands than public lands, and the goal is intended to be very broad to encompass all wildlife habitat areas. The Board agreed that the goal was broad enough as written.

DISCUSSION OF COMPREHENSIVE PLAN HOUSING ELEMENT UPDATE

Mr. Chave referred to the current Housing Element of the Comprehensive Plan (Exhibit 1) and invited the Board members to share their comments and questions in preparation for their September 24th review and discussion on the draft Housing Element update. He reported that the Executive Director of the Housing Coalition of Snohomish County and Everett made a presentation (Exhibit 2) to the City Council on August 26th about countywide housing needs, especially related to affordability and the region’s growing population. The presentation also included important countywide data related to the need for affordable housing.

Mr. Chave also reported that the City is partnering with other cities and Snohomish County in the Alliance for Housing Affordability (AHA), a group formed from Snohomish County Tomorrow. Through this effort, an affordable housing profile has been created for each of the participating jurisdictions. A copy of the draft Edmonds Affordable Housing Profile was attached to the Staff Report as Exhibit 3. The final profile should be very similar and ready for the Board’s September 24th meeting, and Kristina Gallant from the AHA will be present at that time to walk the Board through the details. He explained that the profile contains extensive data on housing in Edmonds and looks at housing affordability mostly from the perspective of the entire metropolitan region, including Seattle. On the other hand, Exhibit 2 from the Housing Coalition looks at housing affordability based just on the Snohomish County area, not including Seattle. Both documents will be useful when updating the Housing Element.

Board Member Stewart asked when the Board would discuss potential performance measures and action items. Mr. Chave said this topic would be part of the Board’s September 24th discussion. He encouraged Board Members to forward their thoughts and additional comments to him via email.

REVIEW OF EXTENDED AGENDA

Mr. Chave reviewed that in addition to the Board’s continued discussion of the Comprehensive Plan Housing Element, the September 24th meeting would include a public hearing on proposed updates to the Capital Facilities and Capital Improvement Plans for 2015-2020. The Development Services Director would also provide an overview of the development projects and activities that are currently taking place in the City, as well as data and statistics on how the City is doing in terms of valuation of construction. He said he anticipates the Board will need one more opportunity to discuss the Comprehensive Plan Housing Element on October 8th. The October 8th agenda would also include a discussion on the

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one small piece of a larger effort to consolidate the Development Code requirements. Board Member Lovell agreed that this is one example of the kinds of change that can be made to the code to make it better and easier to understand.

Board Member Robles asked if anyone in the City would be worse off as a result of the proposed amendment. Ms. Hope answered no. She explained that the proposed changes will be of particular benefit to animals and their owners. The way the current ordinance is structured, voluntary compliance is not an option for animal owners. The only tool the Animal Control Officer has to address a problem is to issue a criminal citation. The proposed amendment represents a tiered approach that allows for three infractions before a criminal citation is issued. The goal is to obtain voluntary compliance first, recognizing there are extreme cases where more drastic enforcement measures will be necessary.

BOARD MEMBER LOVELL MOVED THAT THE BOARD FORWARD PROPOSED AMENDMENTS TO CHAPTER 17.35 OF THE EDMONDS COMMUNITY DEVELOPMENT CODE TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL. AS PROPOSED THE REQUIREMENTS ABOUT THE KEEPING OF DOMESTICATED ANIMALS WOULD BE REMOVED FROM CHAPTER 17.35 AND CONSOLIDATED WITH CHAPTER 5.05 (ANIMAL CONTROL) OF THE EDMONDS CITY CODE. BOARD MEMBER ELLIS SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

RECOMMENDATION OF COMPREHENSIVE PLAN HOUSING ELEMENT

Mr. Chave referred the Board to Attachment 1, which is a clean version of the draft Housing Element, and Attachment 2, which shows the edits from the current adopted Housing Element. He explained that Attachment 1 is similar to the draft language the Board reviewed at their October 22nd meeting. However, some changes were made to update the background data, update material on housing needs, update terminology, and include broader housing issues. In addition, the section on the County's Comprehensive Housing Affordability Strategy was eliminated as it is out of date and not useable in its current form.

Mr. Chave invited the Board Members to identify additional changes and then forward the document to the City Council for review. He noted that the Board would conduct a public hearing later in the process when they have completed their work on all of the Comprehensive Plan elements. As the Board completes its review of each of the elements, they will be presented to the City Council for review.

Board Member Nelson referred to the performance measure on Page 18 and pointed out a possible discrepancy in the number of additional dwelling units each year. Mr. Chave explained that the City's goal is to add approximately 2,800 units by 2035, which equates to 112 units per year between 2010 and 2035. Rather than identifying the total number of dwelling units in the City by 2035, Board Member Nelson suggested the performance measure could be to identify the number of additional 2,790 dwelling units by 2035. Mr. Chave agreed that change would be appropriate, but the Development Services Director has recommended that the performance measure also identify the number of additional units per year. Future reports will provide numbers for both the yearly growth and the cumulative growth since 2010.

Board Member Robles said he supports the changes that have been made to clarify that accessory structures and other forms of infill can be utilized to meet the needs of families. He specifically referred to Housing Goal F.2.b, which calls for providing accessory housing in single-family neighborhoods that address the needs of extended families and encourage housing affordability. This type of housing is particularly suitable for seniors, children, and co-living situations.

Board Member Stewart asked if co-housing development would be consistent with the language proposed in the Housing Element related to multi-family housing. Board Member Robles commented that there are co-housing developments in other cities where kitchens and bathrooms are shared, and there are proponents of this type of housing in Edmonds, as well. He noted that the housing type is not specifically called out in the Housing Element, but it does not appear the proposed language would preclude it, either. Board Member Lovell pointed out the legal problems associated with co-housing development in Seattle and cautioned against venturing into this realm in Edmonds at this time. His understanding is that the proposed language in the Housing Element encourages more multi-family residential units. He said it will be interesting to see what development occurs now that the City Council has approved the Planning Board's recommendation to allow residential development on all floors in the General Commercial (CG) and CG2 zones on Highway 99. He suggested that more investigation is needed before the Board pushes forward a co-housing concept in Edmonds. Board Member Robles agreed

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that co-housing should not be specifically mentioned in the Housing Element, but the language should not set up barriers that impede the use, either.

Vice Chair Tibbott questioned how co-housing development would be different than single-family development that has two master bedrooms. In either case, bedrooms can be rented out or co-owned and residents share kitchen facilities.

Chair Cloutier asked staff to respond to whether or not the proposed Housing Element would create a barrier to co-housing opportunities. Mr. Chave answered that the proposed Housing Element is very open ended and encompasses a variety of housing options. It will take some effort to conduct research and match the needs of the residents versus what the codes do and do not allow and decide what direction the City wants to go. Chair Cloutier summarized that there is nothing in the Housing Element about specific kinds of development. The Housing Element clearly indicates that infill development is desirable and this policy will guide the Board and City Council when updating the Development Code in the future.

Board Member Lovell said he reviewed the red-lined draft of the Housing Element (Attachment 2) and observed that instead of trying to develop one program to deal with affordable housing, the City will work in partnership with the Alliance for Affordable Housing (AAH) to help achieve its goals. The Land Use Element of the Comprehensive Plan provides specific policies for the various activity centers in the City, and the activity centers will become the nucleus for various forms of development in the future. In addition, the Housing Element encourages more multi-family residential housing in the City.

Board Member Stewart said she would like the word “healthy” to be inserted into the Housing Element wherever possible. For example, Housing Goal C could be changed by inserting the words “healthy and” before “suitable.” She expressed her belief that it is important to emphasize the need for healthy living environments for all people. This would be consistent with language found in the Sustainability Element.

Board Member Rubenkönig indicated support for the draft Housing Element (Attachment 1). However, she questioned if the phrases “accessory dwelling unit,” “accessory uses,” and “accessory units” are interchangeable or should one term be used throughout the document. She specifically referred to Housing Goal F.2.b, which calls for providing accessory housing in single-family neighborhoods. Mr. Chave explained that “accessory dwelling unit” refers to a specific use, whereas “accessory uses” refers to a classification of uses. The two are not interchangeable in this section. The term “accessory uses” is broader and includes more than just accessory dwelling units. Board Member Rubenkönig said she would prefer to use one phrase that everyone can catch on to, and hear the same thing in their minds. She asked staff to consider whether all three terms are necessary or if one term should be used consistently throughout the document.

Chair Cloutier referred to the proposed implementation action and performance measure. Rather than simply measuring the number of new units permitted each year, he questioned if it would be possible to obtain a meaningful estimate of the number of units that are affordable. Mr. Chave pointed out that the implementation action calls for developing a strategy to measure both the supply of affordable housing and the City’s progress in meeting diverse housing needs. He explained that “affordability” is very difficult to assess and measure on an annual basis because data is scarce. In addition, affordable housing can change significantly, and this change can have little to do with housing stock and more to do with the economy in general. However, he agreed that “affordability” is not something the City should lose track of.

Vice Chair Tibbott observed that the entire introductory section is a study of the affordability of housing in Edmonds, so there are clearly metrics available to measure affordable housing. He agreed that the City should have some method in place to keep track of affordability. Board Member Lovell suggested that this issue could be addressed in the future in collaboration with the AAH. Chair Cloutier suggested that perhaps there could be two implementation actions: one related to a strategy for increasing the supply of affordable housing and meeting diverse housing needs and another related to a metric for accessing affordability. He acknowledged that the Board is not the correct body for solving this issue, but an action item that says someone needs to solve the issue would be appropriate.

Mr. Chave explained that affordable housing data is generally easier to come by as you scale up. Regional data is easy to obtain, but as you drill down to local data, it becomes more difficult to assess. Typically local jurisdictions must deal with multiple sets of data and figure out how it all fits together.

BOARD MEMBER LOVELL MOVED THAT THE BOARD FORWARD THE HOUSING ELEMENT OF THE COMPREHENSIVE PLAN TO THE CITY COUNCIL FOR REVIEW AS DRAFTED. CHAIR CLOUTIER SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

CONTINUED DISCUSSION OF COMPREHENSIVE PLAN GENERAL INTRODUCTION SECTION AND LAND USE ELEMENT

Mr. Chave reviewed the attachments provided in the Staff Report as follows: Attachment 1 is the proposed Land Use Element Outline, Attachment 2 provides examples of what the updated data will look like, Attachment 3 is the current adopted Land Use Element, and Attachment 4 is Board Member Stewart’s comments dated October 30, 2014. He explained that the intent of the Land Use Element is to update planning data and improve the overall organization of the element to be consistent with the more recently adopted Sustainability Element. Staff does not anticipate changes to the general policy direction.

Mr. Chave referred to the Downtown Plan, which is included in the current Land Use Element and discusses a variety of design guidelines. Staff is proposing that these guidelines be moved to the Design Element of the Comprehensive Plan. He explained that it makes more sense to group all of the design guidelines into one section and then clean up and reorganize the material. He invited the Board Members to share their additional comments and ideas related to the Land Use Element. He particularly asked for comments on the proposed outline for the Land Use Element as presented in Attachment 1.

Board Member Stewart said she supports the outline presented by staff in Attachment 1. However, she suggested that the reference to “nomadic bands of Native Americans” on Page 10 of Attachment 3 is somewhat derogatory. While it is likely that the tribes moved around depending on the season and in their search for food and shelter, the term “nomadic” is not truly indicative of the way Native Americans in the area lived. She noted that the history portion of the Shoreline Master Plan has a better accounting of local tribes living on the land. She also noted that mention of “participatory tribes” on Page 15 of Attachment 3 may not reflect the true history of occupation back then. Mr. Chave explained that some of the descriptive language that was included in the 1995 Environmental Impact Statement (EIS) was transferred to the Comprehensive Plan. Some of this language is still in the plan, and he invited the Board Members to highlight specific language they would like staff to consider changing and/or eliminating.

Board Member Lovell observed that the Land Use Element did not get specific about areas in the City until 1995, when the Downtown Plan was added. Again, Mr. Chave pointed out that the Urban Design Elements contained in the Downtown Plan will be transferred to the Design Element of the Comprehensive Plan where all of the other design related goals and policies are located. Board Member Lovell said it would be helpful if each of the sections in the Land Use Element that pertain to specific areas of the City could be organized the same way. This will make it easier to identify the differences in terms of what currently exists and what strategies are in place to guide future development. He noted that there are different opportunities in each of the areas that should be heralded in the Comprehensive Plan.

Board Member Lovell questioned if it would be appropriate to identify more specific strategies and policies in the Comprehensive Plan for each of the areas. Mr. Chave cautioned that developing more specific strategies and policies for each of the areas would be akin to creating a neighborhood or subarea plan for each section of the City. He explained that the goals and policies in the Land Use Element focus on two activity centers: downtown and Highway 99. There are also individual sections that talk about the neighborhood commercial areas such as Five Corners and Westgate. Indirectly, the Land Use Element discusses the different parts of town, but it does not talk at any length to the surrounding neighborhoods associated with these areas. This would require a significant outreach effort, which is beyond what the City is able to do with this update.

Board Member Robles asked if the language in the Land Use Element would allow opportunities for new technologies to be implemented. For example, the Land Use Element should not exclude decentralized businesses such as drones, Airbnb, etc. He anticipates these uses will come to the City one day. While he does not advocate that the Land Use Element specifically identify these opportunities, it should not exclude them, either. Mr. Chave said he cannot think of anything in the current Land Use Element that would preclude or limit these future opportunities. Chair Cloutier reminded the Board that they are discussing the Land Use Element of the Comprehensive Plan and not the Development Code. The Land Use Element is intended to outline the City’s vision statement for how land in Edmonds will be used. He cautioned the Board to avoid

22,000 by 2035
Affordable Housing in Snohomish
County

Presentation to Edmonds City Council

August 26, 2014

What is “Affordable”

No more than 30% of income goes to the cost of housing, including utilities.

AFFORDABLE HOUSING: In general, housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities. Please note that some jurisdictions may define affordable housing based on other, locally determined criteria, and that this definition is intended solely as an approximate guideline or general rule of thumb.¹

¹http://www.huduser.org/portal/glossary/glossary_a.html

Calculations for Affordable Housing

Snohomish County Area Median Income for all households = \$67,777 (2011)¹

Affordable housing for households at **100 percent AMI**

$\$67,777 \times 100 \text{ percent} = \$67,777 / 12 \text{ months} = \$5648/\text{mo.} \times 30 \text{ percent} =$
 $\$1694/\text{mo. max. housing cost}$

Affordable housing for households at **80 percent AMI**

$\$67,777 \times 80 \text{ percent} = \$54,221 / 12 \text{ months} = \$4518/\text{mo.} \times 30 \text{ percent} =$
 $\$1356/\text{mo. max. housing cost}$

Affordable Housing for households at **50 percent AMI:**

$\$67,777 \times 50 \text{ percent} = \$33,888 / 12 \text{ months} = \$2824/\text{mo.} \times 30 \text{ percent} =$
 $\$847/\text{mo. max. housing cost}$

Affordable Housing for households at **30 percent AMI:**

$\$67,777 \times 30 \text{ percent} = \$20,333 / 12 \text{ months} = \$1694/\text{mo.} \times 30 \text{ percent} =$
 $\$508/\text{mo. max. housing cost}$

¹ Source: American Communities Survey, 2011 5-year estimate

Income in Snohomish County

Snohomish County Household Area Median Income (AMI) = \$67,777

Income Levels ¹	Income Ranges	Percent of Total Households
30% and below AMI (extremely low income)	\$20,333 and less	11%
30-50% of AMI (very low income)	\$20,334 - \$33,888	11%
50-80% of AMI (low income)	\$33,889 - \$54,221	17%

Subject	Edmonds, Washington ²	
	Estimate	Percent
INCOME AND BENEFITS (IN 2012 INFLATION-ADJUSTED DOLLARS)		
Total households	17,396	100.00%
Less than \$10,000	671	3.90%
\$10,000 to \$14,999	488	2.80%
\$15,000 to \$24,999	1,326	7.60%
\$25,000 to \$34,999	1,419	8.20%
Total	3,904	22.50%

¹ Source: ACS, 2011 5-year estimates

² Source: ACS, 2012 5-year estimates

22,000 by 2035

Housing needed by 2035 to accommodate projected population growth

Jurisdiction	Total Housing Need (Units)	30% and less AMI Housing Need (11% of Total)	30-50% AMI Housing Need (11% of Total)	51-80% AMI Housing Need (17% of Total)
Sno Co ¹	97,128	10,684	10,684	16,512
Edmonds ¹	2,790	307	307	474

¹Source: 2013 Housing Characteristics & Needs in Snohomish County Report, p59

22,000 by 2035

How Do We Get There?

Reduce Poverty

- Better Education Outcomes for More Students
- Job Training
- Address Income Inequality

22,000 by 2035

How Do We Get There

Create More Affordable Housing (New/Acquisition & Rehab)

- 2015 Comprehensive Plan Housing Element Updates
 - Strategies, goals & policies to meet housing need at 30% AMI, 30-50% AMI & 50-80% AMI
- Incentivize Affordable Housing
 - Density bonuses, multi-family tax exemption, fee waivers, reduced parking requirements, etc
- Support Policies that Increase Public Funding
 - WA State Housing Trust Fund
 - Local Housing Levy

22,000 by 2035

Why?

- Quality of Life in Our Communities
 - Our communities and neighborhoods are better when our people are housed
 - Higher density, attractive and affordable housing promotes community
- Economic Advantages
 - Each dollar of public funds invested in affordable housing generally attracts/leverages an additional 5 dollars of private equity
 - People who are in housing they can afford have more disposable income to spend in the community
 - Safe, stable, affordable housing for special needs populations significantly reduces contact with and cost to cities public safety services and emergency medical services
- Common Humanity

Pay Attention to Design!



Pay Attention to Design



Mercy Housing's Eliza McCabe Townhomes, Tacoma, WA

Pay Attention to Design



King County Housing Authority, Greenbridge Apts, Seattle

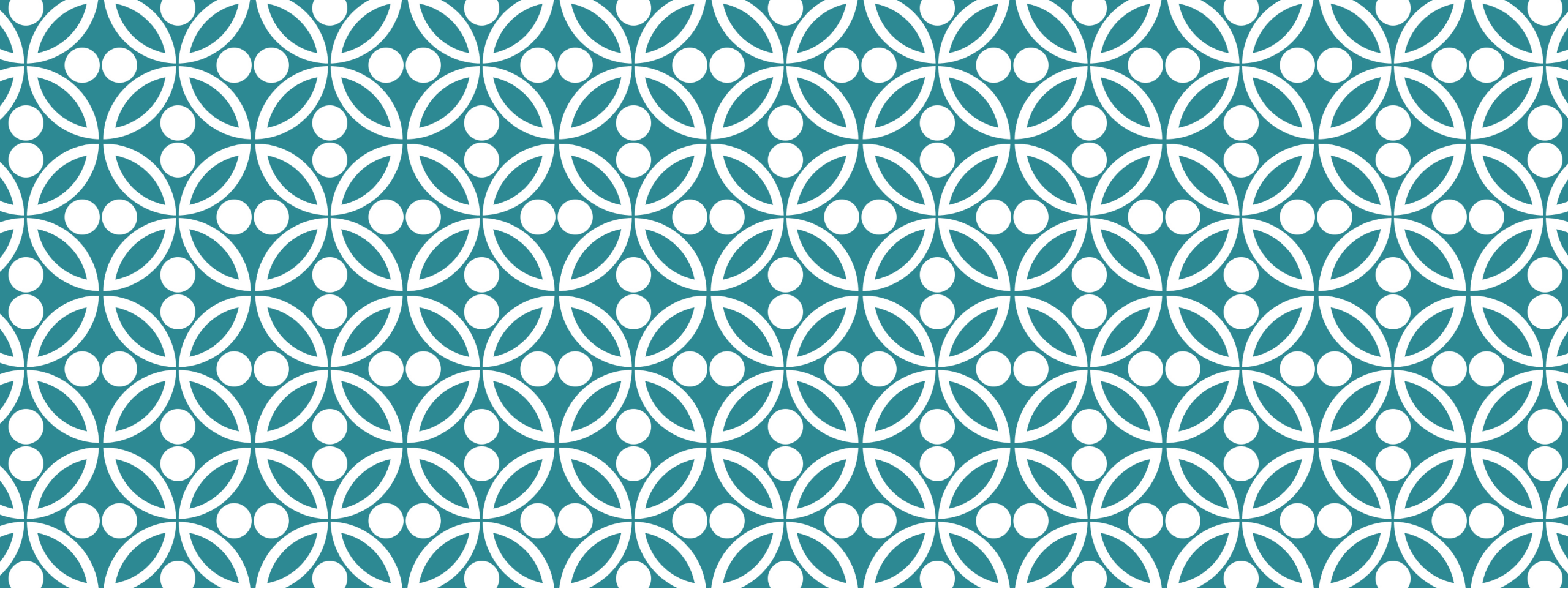
Artspace Everett Lofts, Everett, WA



Resources

- Alliance for Housing Affordability Kristina Gallant, kgallant@hasco.org, 425-293-0601
- Municipal Research Services Council,
<http://www.mrsc.org/subjects/planning/housing/ords.aspx#wavers>
- Housing Characteristics and Needs in Snohomish County Report,
<http://snohomishcountywa.gov/1585/Housing-Characteristics-Needs-Report>
- Snohomish County Demographic Trends & Initial Growth Targets,
[http://www.co.snohomish.wa.us/documents/Departments/PDS/Planning Commission/DemogTrends_PlngCommission_Feb-25-2014.pdf](http://www.co.snohomish.wa.us/documents/Departments/PDS/Planning_Commission/DemogTrends_PlngCommission_Feb-25-2014.pdf)
- Housing Consortium of Everett & Snohomish County
Mark Smith, Executive Director
425-339-1015
mark@housingsnohomish.org





ALLIANCE FOR HOUSING AFFORDABILITY UPDATE

Edmonds City Council
October 28, 2012

WHAT'S THE ALLIANCE FOR HOUSING AFFORDABILITY?

- Background and purpose of the Alliance
- Work to date
- Where we're headed

HOUSING CONSIDERATIONS

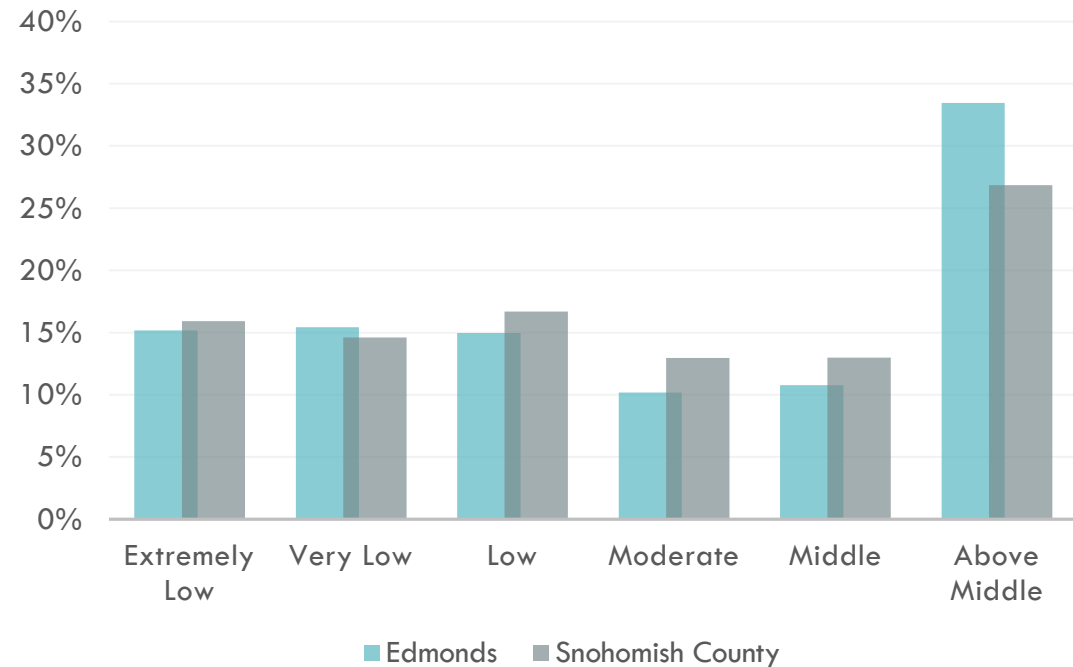
- Diverse needs and preferences
- Adequacy and safety
- Proximity to transportation, jobs, and services
- Affordability



HOUSEHOLD INCOME LEVELS

- 2013 HUD regional median household income: **\$86,700**
- Extremely Low: <30% AMI
- Very Low: 30-50% AMI
- Low: 50-80% AMI
- Moderate: 80-95% AMI
- Middle: 95-120% AMI

Share of Population by HUD Income Level, City of Edmonds and Snohomish County



Source: US Census Bureau; American Community Survey, 2008-2012

INCOME LEVELS IN CONTEXT

Extremely Low	Very Low	Low	Moderate	Middle
Food Service Employees - Line Cooks, Servers, Dishwashers, Baristas	Teachers Medical & Dental Assistants, Home Health Aides Security Guards	Social Workers Real Estate Agents & Brokers Graphic Designers	Accountants Police Officers & Firefighters Architects	Engineers Veterinarians Web Developers
Manicurists	Hairdressers	EMTs & Paramedics	Electricians	Construction Managers
Childcare Workers	Receptionists	Paralegals	Registered Nurses	Physical Therapists
Minimum Wage Workers	Construction Workers	Car Mechanics	Loan Officers	Financial Advisors
Edmonds households in these income brackets:				
82% cost burdened	63% cost burdened	47% cost burdened	38% cost burdened	22% cost burdened
<i>Income-Based Rent</i>		<i>Below-Market Rent</i>		<i>Home Ownership</i>

WHAT'S IN THE PROFILE?

- Project status
- Intended use and audience
- Content and presentation
- Data sources

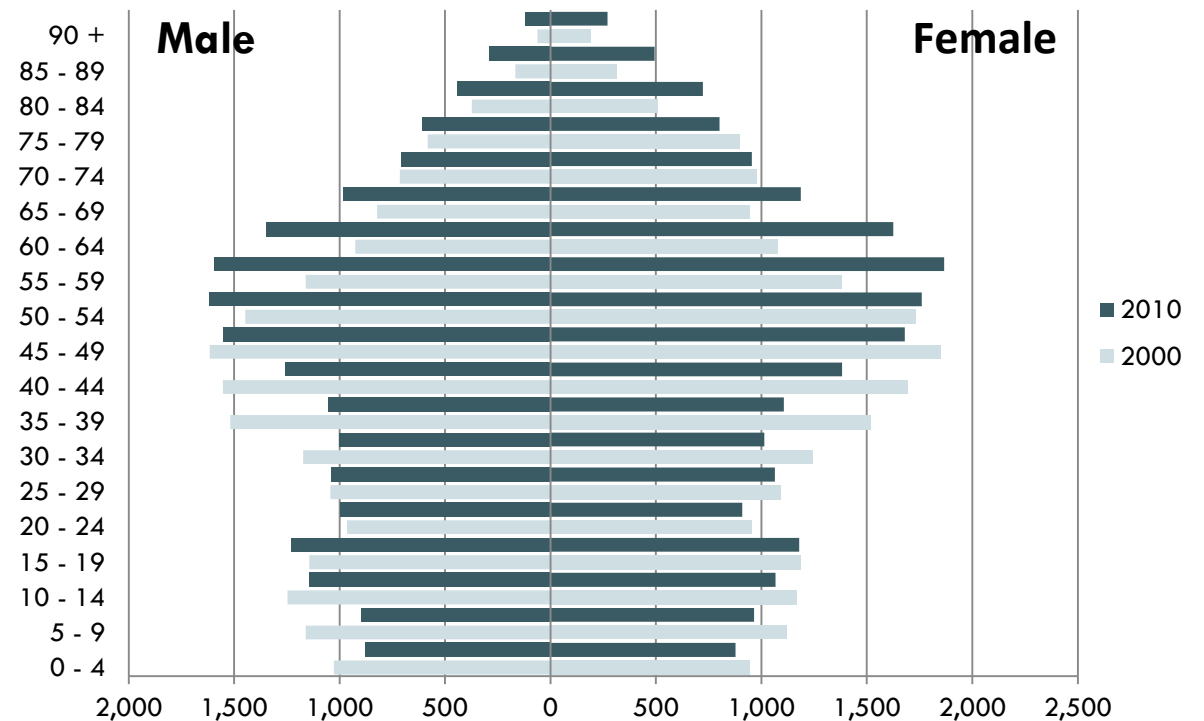
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POPULATION AND COMMUNITY

- Stable population with modest growth
 - Accommodating growth may still be a challenge
- Median income - **\$73,072**
- Smaller households compared to County overall
 - 69% of households 1-2 people vs. 58% across County
- 48% of renters and 34% of homeowners are cost burdened

Population Pyramid, City of Edmonds, 2000-2010



Source: US Census Bureau, 2000, 2010

COST BURDEN BY INCOME LEVEL AND HOUSING TENURE, CITY OF EDMONDS

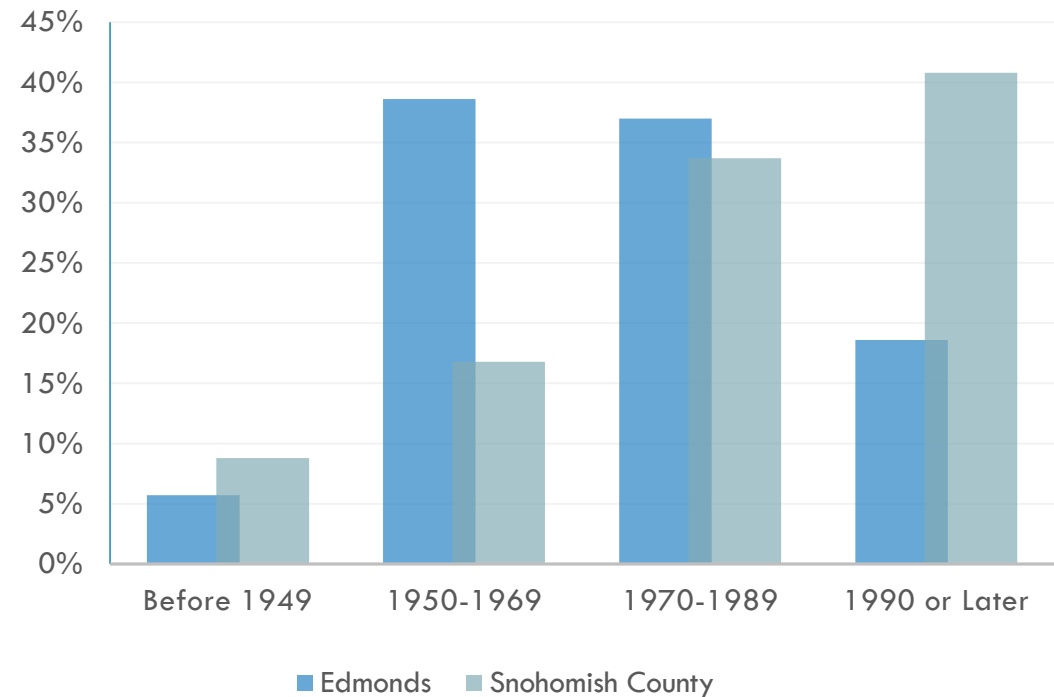
	Renters	Owners	All
Extremely Low	79%	82%	82%
Very Low	81%	86%	63%
Low	29%	46%	47%
Moderate	13%	43%	38%
Middle	7%	26%	22%

Source: US Census Bureau; American Community Survey, 2008-2012

EXISTING HOUSING STOCK

- Construction concentrated between 1950 and 1989
- 67% single family homes
- 29% renter-occupied
- 42% of homes two bedrooms or less in size, 69% of households one to two people
- 2012 median home sale - **\$339,975**
 - Third highest average assessed value in 2014 - **\$351,100**

Age Distribution of Housing Stock, City of Edmonds & Snohomish County



ASSISTED HOUSING

- Subsidized Units:
 - 178 Section 8 Vouchers
 - 125 other units in 6 properties
- Workforce Units:
 - 201 units in 3 properties

Assisted Units by Income Level Served	
Extremely Low	233
Very Low	79
Low	194
Moderate	2
Total	508

	Average Rent (With Utilities)	Minimum Income Required	
		Minimum Hourly Wage	Minimum Annual Wage
1 Bed	\$887	\$17.06	\$35,480
2 Bed	\$1,097	\$21.10	\$43,880
3 Bed	\$1,679	\$32.29	\$67,160
4 Bed	\$2,545	\$48.94	\$101,800
5 Bed	\$2,844	\$54.69	\$113,760

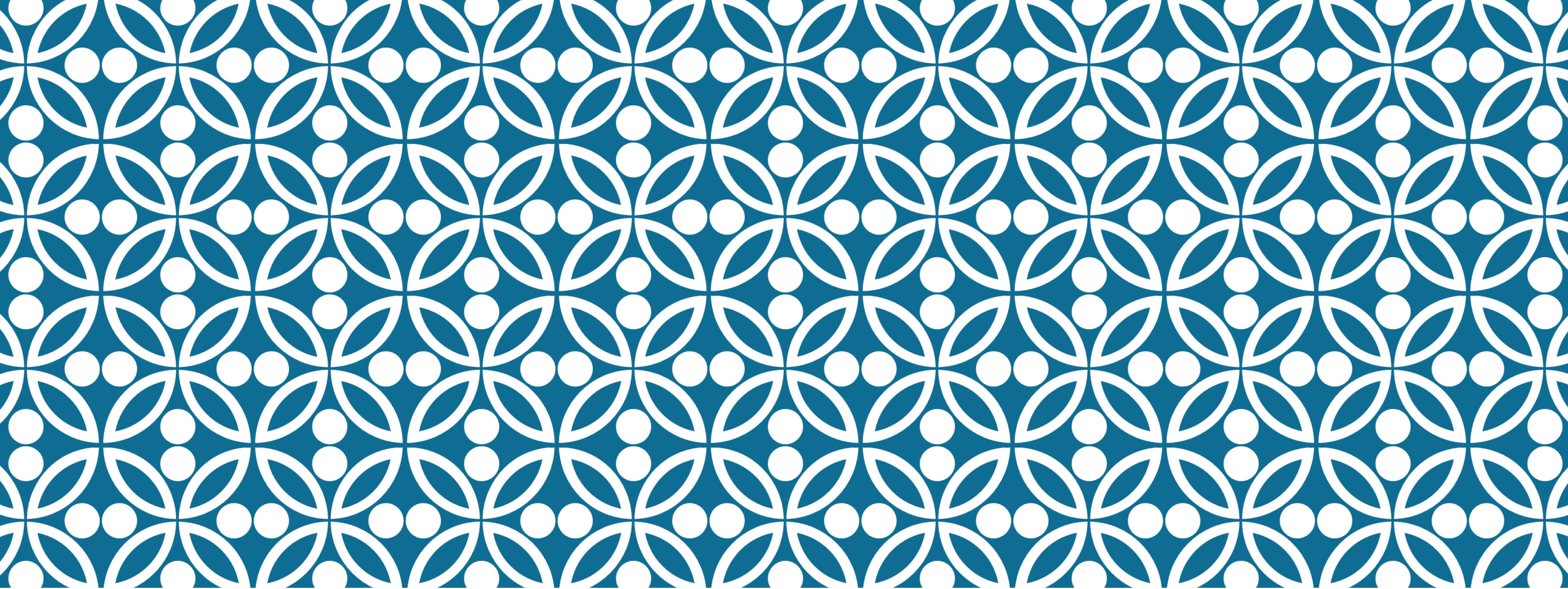
Source: Dupre and Scott, 2013

	1 Bed	2 Bed	3 Bed	4+ Bed
Extremely Low	No	No	No	No
Very Low	Limited	Limited	Limited	No
Low	Yes	Yes	Limited	No
Moderate	Yes	Yes	Yes	Limited
Middle	Yes	Yes	Yes	Yes

MARKET RENTAL HOUSING

WHAT CAN WE DO?

- How the planning process can support affordability
- Working with community partners
- Exploring new opportunities with AHA



THANK YOU |

Housing Profile: City of Edmonds

Prepared for the City of Edmonds by the Alliance for Housing Affordability

September 2014

Acknowledgements

Special thanks to all those who helped prepare this profile.

City Staff

Shane Hope, Development Services Director

Alliance for Housing Affordability

Kristina Gallant, Analyst

Will Hallett, Intern

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Executive Summary

The City of Edmonds, currently home to 39,950 people, is projected to accommodate nearly 6,000 new residents by 2035, a dramatic change over the stable population levels the City has seen over the past 20 years. Housing in Edmonds is currently mostly comprised of single family homes, though most growth will have to be accommodated in multifamily development. The City’s median income is relatively high compared to other cities in the region, and home values are generally higher as well. Homes are diverse in age, with a significant concentration of units built between 1950 and 1969 compared to the County overall.

Currently 38% of Edmonds households are estimated to be cost burdened, meaning they spend more than 30% of their monthly income on rent or home ownership costs. Cost burden is most challenging for those with low incomes, who may have to sacrifice other essential needs in order to afford housing. Other summary statistics are provided below.

A Summary of Edmonds by the Numbers

Population	39,950 ¹
Total Households	17,396 ²
Family Households with Minor Children	4,054
Cost-Burdened Households	6,672
Households Earning Less than 50% AMI³	5,322
2012 Median Household Income	\$73,072
Minimum Income to Afford 2012 Median Home	\$75,796
Total Homes	17,396
Single Family Homes, Detached or Attached	12,047
Multifamily Homes	6,471
Manufactured Homes	126
Section 8 Housing Choice Vouchers	195
Other Dedicated Subsidized Housing	125
Transitional Units	16
Workforce Housing	201
Total Renter-Occupied Housing Units	5,000
Total Owner-Occupied Housing Units	12,396
Total Vacant Housing Units	1,248

According to 2013 Dupre and Scott data, Edmonds’ rental housing market is generally affordable to households earning at least 80% AMI. Households earning between 50 and 80% AMI will find the majority of homes smaller than five bedrooms affordable as well. A limited supply of small units is affordable to those earning between 30 and 50% AMI (Area Median Income for the Seattle-Bellevue metropolitan area). Market rents are not affordable to

extremely low income households, though this is expected in almost all communities, due to the costs of construction and maintenance in today's market. Shared rental housing is a market rate option for these households, though it will not work for all households, particularly families.

A lack of affordable rental housing for extremely low and very low income households is very common, as, in order to operate a property and keep rents low enough in today's housing market, some kind of financial assistance is typically required. Assistance can be ongoing, to make up the difference between 30% of tenants' income and market rents (such units are considered 'subsidized' in this report), or be provided as capital funding, reducing overall project costs and making it possible to keep rent levels down (considered 'workforce' units). Edmonds currently has 320 units of subsidized housing and 201 units of workforce housing. In addition, the City has 16 units of transitional housing. However, with 5,322 households earning less than 50% AMI, there is still a need to increase this supply. The City is pursuing a number of strategies to address this challenge.

In 2012, the median sale price for a single family home in Edmonds was \$339,975. The estimated monthly payment for this home would be \$1,895, including debt service, insurance, taxes, and utilities. For a family to afford this payment without being cost burdened, they would require an annual income of at least \$75,796, which is just above the City's median income.¹ Affordability for 2013 cannot be calculated at this time, but average assessed values suggest that home prices are rising as the housing market continues to recover following the recession, and affordability is retreating. Edmonds has the third highest average assessed 2014 home value in Snohomish County behind Woodway and Mukilteo respectively, at \$351,100, which represented a 10.7% increase over 2013.²

1 Snohomish County Assessor, 2014

2 Snohomish County Assessor, "Snohomish County Assessor's Annual Report for 2014 Taxes", 2014.

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Introduction

In Snohomish County's Countywide Planning Policies, Housing Goal 5 states that "the cities and the county shall collaborate to report housing characteristics and needs in a timely manner for jurisdictions to conduct major comprehensive plan updates and to assess progress toward achieving CPPs on housing". Building on the County's efforts in preparing the countywide HO-5 Report, this profile furthers this goal by providing detailed, local information on existing conditions for housing in Edmonds so the City can plan more effectively to promote affordable housing and collaborate with neighboring jurisdictions. This profile will present the full spectrum of its subsidized and market rate housing stock.

Permanent settlement in present day Edmonds dates back to 1890, making Edmonds the oldest incorporated city in Snohomish County. Edmonds was born out of homesteading and logging operations in the late 1800's and, through the years, built economic foundations on a host of platforms including milling, shingle splitting, and manufacturing, among others. Today, Edmonds has almost 40,000 residents and over 17,000 households. Edmonds' growth has been modest in recent years (less than 1% annually), and this trend is expected to continue. The majority of the City's neighborhoods are composed of single family homes, though future growth is likely to follow recent trends emphasizing more multifamily development. Existing multifamily residential developments are focused on major arterials, downtown, and near Highway 99. The Downtown/Waterfront and Highway 99 corridor areas are considered the primary commercial centers of Edmonds, with one smaller but significant center at Westgate (located at the intersection of Edmonds Way and 100th Avenue West). Smaller neighborhood commercial centers are located in several neighborhoods, such as Five Corners, Firdale, and Perrinville.

Several affordable housing-specific terms and concepts will be used throughout the profile. Income levels will be defined by their share of "Area Median Income", or AMI. For this report, median income for the Seattle-Bellevue HUD Metro Fair Market Rent Area (HMFA) will be used for AMI because it is the measure HUD uses to administer its programs. Housing agencies typically define income levels as they relate to AMI. These are:

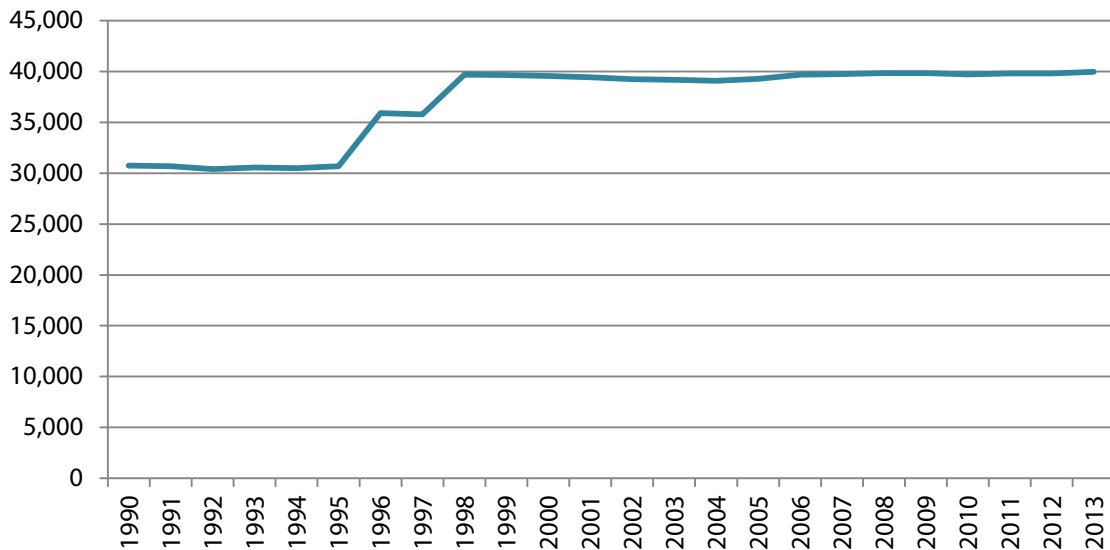
- Extremely Low Income - up to 30% AMI
- Very Low Income - up to 50% AMI
- Low Income - up to 80% AMI
- Moderate Income - up to 95% AMI
- Middle Income - up to 120% AMI

When a household spends more than 30% of their income on housing, it is considered to be "cost burdened", and, if lower income, will likely have to sacrifice spending on other essentials like food and medical care. "Costvburden" is used as a benchmark to evaluate housing affordability.

Population and Community

In 2013, Edmonds was home to an estimated 39,950 people, only slightly higher than its 2000 population of 39,544.³ The City's population has been stable since the mid-1990s, when there were several large jumps due to annexations in south and southwest Edmonds. The City is projected to grow at a modest rate moving forward, accommodating an estimated 5,841 additional residents by 2035. This increase would require 2,790 additional housing units, which is near its estimated capacity of 2,646 additional units. Of the current capacity, the vast majority is in multifamily properties, with a high portion through redevelopment.⁴

Figure 1.1. Total Population, City of Edmonds, 1990-2013



Source: Washington State Office of Financial Management, 2013

The 2012⁵ population includes 17,396 households with an average household size of 2.3 people, compared to 2.6 for the County. Of these, 10,997, or 63%, are family⁶ households. Overall, 23.3% of households have children. In Snohomish County overall, 68% of households are families, and 32.5% of households have children. The average family size in Edmonds is 2.8, compared to 3.12 for the county. The average Edmonds renter household is smaller than the average owner household – 2 people per renter household versus 2.4 per owner household.⁷

The share of foreign born residents in Edmonds is similar to the County overall - 13.9%

3 Washington State Office of Financial Management, 2013

4 Snohomish County Tomorrow Planning Advisory Committee, "Housing Characteristics and Needs in Snohomish County", 2014

5 2012 data is used as, at time of writing, it is the most recent ACS 5-year data available

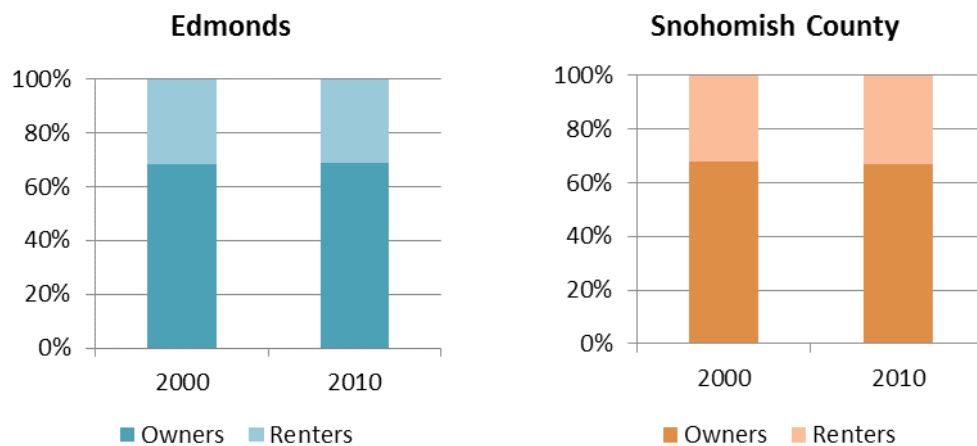
6 Based on the US Census Bureau's definition of family, which "consists of two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit."

7 US Census Bureau; American Community Survey, 2008-2012

versus 14.1% for the County. The population of foreign born residents who are not U.S. citizens is lower in Edmonds than the County - 44% of foreign born residents versus 51% of foreign born County residents. Residents born in Asia constitute 47% of the foreign born Edmonds population while European residents make up 20% of foreign born residents. 16% of Edmonds residents speak a language other than English in the home and 6% of residents speak English “less than very well”, both proportions are lower than the County’s numbers.⁸

The share of the population living in rented homes is similar to the share Countywide. 31% of Edmonds residents and 33% of Snohomish County residents currently live in rented homes. As shown in Figure 1.2, the proportion of homeowners remained relatively constant between 2000 and 2010, increasing slightly from 68% to about 69%.⁹ 36% of Edmonds’ population lives in multifamily homes, compared to 31% across the County (renters and owners combined). The City’s vacancy rate is 6.7% compared to 6.4% for the County as a whole.¹⁰

Figure 1.2. Population Share by Housing Tenure, City of Edmonds & Snohomish County



Source: US Census Bureau, 2000; US Census Bureau, 2010

The 2012 HMFA AMI for Seattle-Bellevue, which is referenced in this report as a standard for AMI, is \$88,000, higher than the County’s overall 2012 median income of \$68,338. Edmonds 2012 median income is higher than the County AMI at \$73,072. However, some economic segments of the City’s population could be at risk of being housing burdened. Compared to HUD HMFA AMI and based on 2012 American Community Survey (ACS) 5-year estimates:

- 2,638 households, or 15% of Edmonds’ total, are considered to be extremely low income, earning less than 30% of area median income (AMI),
- 2,684, or 15%, are considered very low income, earning between 30 and 50% of AMI,
- 2,604, or 15%, are considered low income, earning between 50 and 80% of AMI, and
- 1,773, or 10%, are considered moderate income, earning between 80 and 90% of AMI

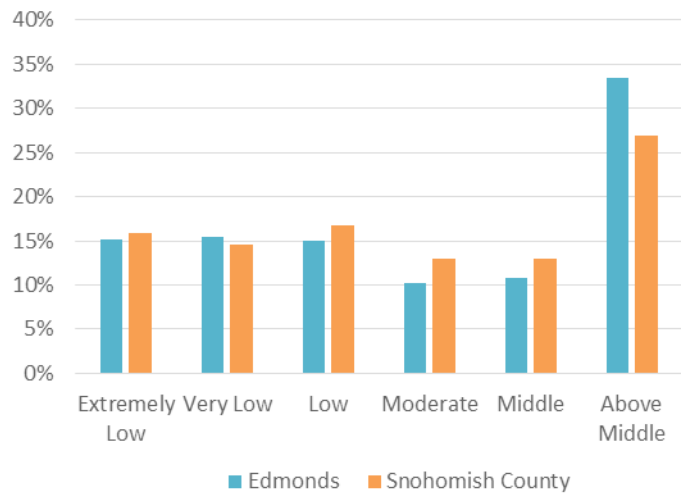
8 Ibid.

9 US Census Bureau, 2000; US Census Bureau, 2010

10 US Census Bureau; American Community Survey, 2008-2012

A comparison of income distribution in the City and County is presented graphically in Figure 1.3. As shown, Edmonds has a higher percentage of very low income households and households earning higher than middle income than the County as a whole, but lower percentages of every other income group. The combined percentage of extremely low, very low, and low income households is approximately 46%, compared to about 21% moderate and middle income and 33% above middle income. Note that these percentages are not adjusted for household size due to data constraints. Here, a household consisting of two adults with an income level equal to another household consisting of two adults and three children would both be placed at the same percentage of AMI, even though the larger family would likely be more constrained financially. HUD's AMI calculations include ranges for households sized 1-8 people, and, in this report, sensitivity for household size is used wherever possible, as detailed in Appendix E.

Figure 1.3. Household Share by Income Level, City of Edmonds and Snohomish County



Maps 1.8 and 1.9 show the percentages of renter and owner households in each census tract that are cost burdened, meaning that they spend more than 30% of their income on housing. Overall, 38% of households in Edmonds are cost burdened, renters and owners combined.

Source: US Census Bureau, American Community Survey, 2008-2012

Table 1.1 shows the percentage of each income group that is cost burdened in Edmonds and Snohomish County by housing tenure. According to this data, the City's renters are all less likely to be cost burdened compared to renters Countywide, except low income renters. While owners earning less than 50% AMI in the City are more likely to be cost burdened, this relationship reverses above that income level. For both renters and owners, there is a significant drop in cost burden above 50% AMI. This table does not address differences in degrees of cost burden – for example, a household that spends 31% of its income on housing would be considered cost burdened along with a household that spends 80% of its income on housing.¹¹

Table 1.1. Cost Burden by Income and Housing Tenure, City of Edmonds & Snohomish County

Income Level	Renters		Owners		All	
	Edmonds	Snohomish County	Edmonds	Snohomish County	Edmonds	Snohomish County
Extremely Low	79%	80%	82%	73%	82%	78%
Very Low	81%	85%	86%	80%	63%	64%
Low	29%	28%	46%	72%	47%	65%
Moderate	13%	18%	43%	48%	38%	40%

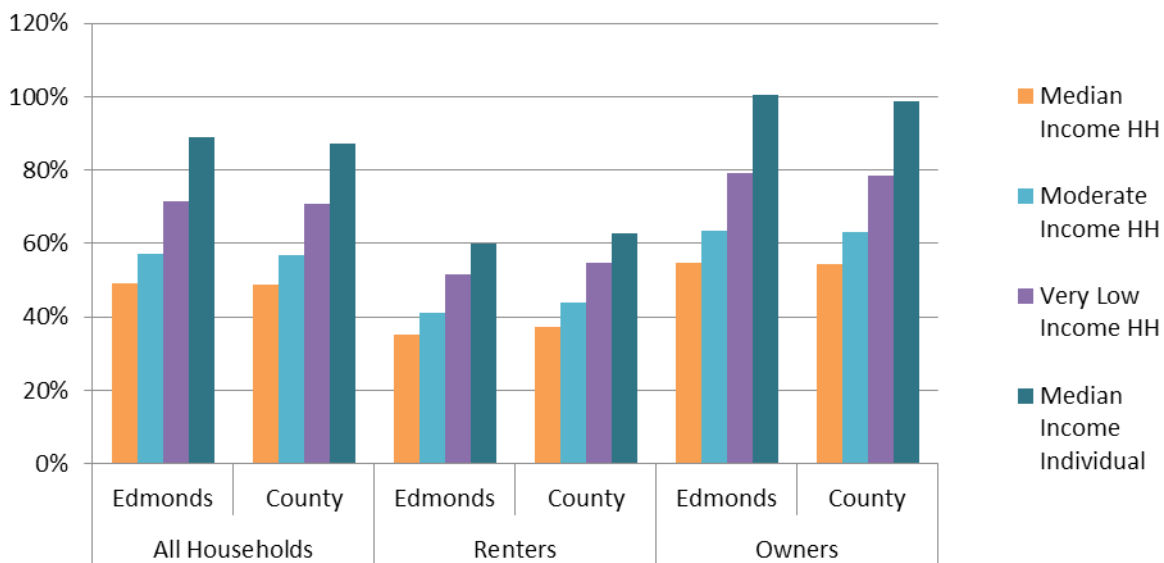
Middle	7%	5%	26%	32%	22%	25%
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Source: US Census Bureau; American Community Survey, 2008 – 2012

HUD’s Location Affordability Index uses a number of variables to estimate the affordability of a location including both housing and transportation costs. According to the index, a “regional typical household¹²” could expect to spend 49% of its income on housing and transportation if renting or owning in Edmonds. 45% is proposed as a targeted maximum percentage of income to be spent on housing and transportation combined to be affordable according to HUD standards. A low income household,¹³ however, could expect to spend 71% of their income on housing and transportation. A regional moderate family may have to devote up to 57% of their income on housing and transportation.¹⁴

Housing and transportation affordability estimates for a number of different household types are presented in Figure 1.4. In general, estimates for Edmonds residents are very close to those for the

Figure 1.4. Estimated Housing & Transportation Costs as a Share of Income, City of Edmonds & Snohomish County



Source: US Dept. of Housing & Urban Development; Location Affordability Portal, 2013

County overall. In either case, it is estimated that owners will generally spend more on housing and transportation than renters, regardless of jurisdiction or household type.

The 2012 unemployment rate was 4.2% in Edmonds, compared to 5.9% for the County. For employed Edmonds residents, the mean commute time is 27 minutes, compared with 29 for the County. 71% of City residents drive to work alone compared with 74% of all County workers. The most common occupations for Edmonds residents are in management, business, science and arts occupations, at

12 Defined as a household with average household size, median income, and average number of commuters in Seattle-Bellevue HUD HMFA

13 Defined as a household with 3 individuals, one commuter, and income equal to 50% AMI

14 US Department of Housing & Urban Development; Location Affordability Portal, 2013

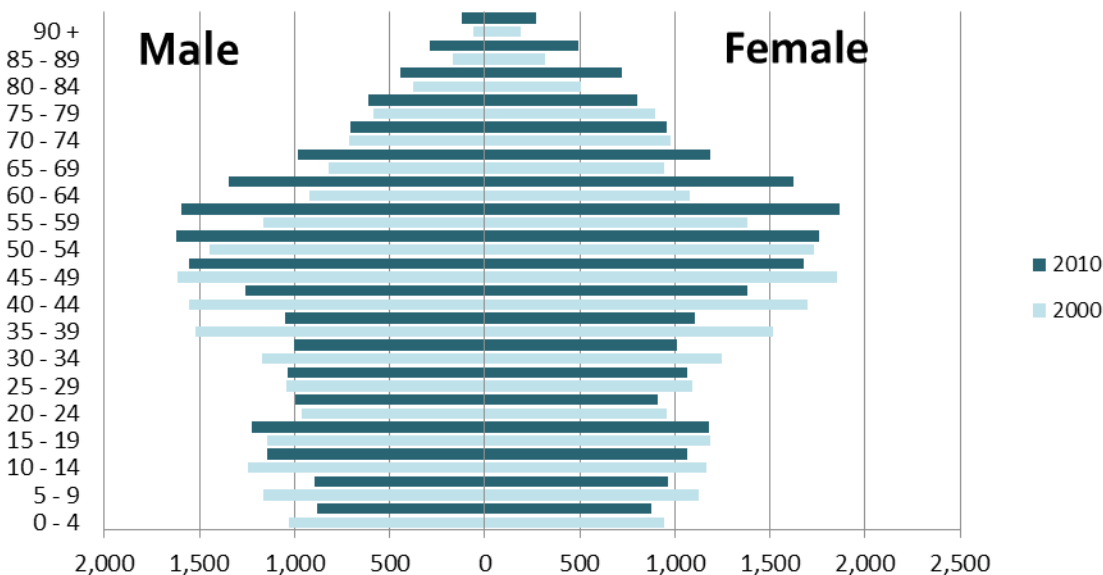
49% of the employed population, followed by sales and office occupations, with 25% of the employed population. The two most dominant industry groups employing City residents are educational services, healthcare and assistance industries with 23% of workers, and the professional, scientific, management, administrative and waste industries, with 13% of workers.¹⁵

According to the Puget Sound Regional Council, Edmonds is home to 12,449 jobs. The majority of these jobs are in the services sector, with 8,540 jobs. 4,918 of those jobs are in health care and social assistance and 1,369 jobs are in the accommodation and food service fields.¹⁶

Edmonds has 0.7 jobs for every occupied home compared to 1.2 employed people per home. Even assuming all of these people only have one job and only local people are employed locally, this means that a significant portion of the population must commute to work. In actuality, 80% of employed Edmonds residents work outside the City. More than half of these commuters work outside Snohomish County, most likely in King County. Across Snohomish County, there are only .9 jobs per occupied home compared to 1.3 employed people per home.¹⁷

The shape of the City's population pyramid, shown in Figure 1.5, offers additional insight into its housing needs and how they may be changing. As shown, between 2000 and 2010 the population of older residents grew and the population of younger residents shrank. As the baby boomer generation continues to retire, every community will see an increase in the share of elderly people, but in Edmonds the effects may be particularly strong – the City's 2012 median age was 46, compared to

Figure 1.5. Population Pyramid, 2000-2010, City of Edmonds



Source: US Census Bureau, 2000; US Census Bureau, 2010

15 US Census Bureau; American Community Survey, 2008-2012

16 Puget Sound Regional Council; Covered Employment Estimates, 2012

17 US Census; American Community Survey, 2008-2012; Puget Sound Regional Council; Covered Employment Estimates, 2012

37 across the County. Out of all age groups, the greatest increases from 2000-2010 was in residents between the ages of 55 and 65, while the greatest decrease was in residents between 35 and 40. The number of young children is also decreasing.

Household Profiles

These are the stories of several actual Edmonds households who receive some kind of housing assistance from the Housing Authority of Snohomish County. All names and many nonessential details have been changed to respect their privacy.

Beth

Beth lives in a two bedroom apartment in Edmonds with her two children. She works full time at a grocery store and makes a total annual income of \$21,079, or about \$1,757 per month. This translates to an hourly wage just under \$11 per hour.

With Assistance

With her voucher administered through the Housing Authority of Snohomish County (HASCO), Beth pays \$462 in rent and \$163 in utilities for her two bedroom apartment. After rent and utilities are paid, Beth has \$1,132 left over per month to support her family.

Without Assistance

Without a voucher, Beth's monthly rent obligation would be \$1,088, including utilities, more than 60% of her total monthly income. The average rent for a two bedroom unit in Edmonds is \$1,066, so finding a significantly more affordable unit could be challenging. Beth could look for a shared living arrangement as a cheaper alternative, however, it would be difficult to find a living situation that would accommodate her and her children. Having two children, downsizing from a two bedroom unit is not a feasible option either. In order to afford her current apartment, Beth would need to find a job that pays more than double her current income—about \$43,520 a year, or \$21 per hour.

Jamie

Jamie is an elderly disabled woman living in a one bedroom apartment in Edmonds. Jamie's sole source of income is Social Security payments that provide \$8,672 a year, or about \$723 a month.

With Assistance

Jamie receives a voucher through HASCO for \$550 toward her monthly rent. The market rent for her one bedroom apartment is \$705 per month plus \$62 in utilities. After her voucher is applied to her rent, Jamie pays \$155 plus \$62 in utilities per month. This leaves Jamie with \$506 per month to support herself.

Without Assistance

The market rent for Jamie's home is \$767 including utilities, more than her monthly income. If Jamie had to look for an apartment she could afford without a voucher, the most affordable studio apartment she could expect to find would rent for around \$550, including utilities, which would still be 76% of her income. Without the means to acquire a job or family or friends who could help, Jamie would have few options without a housing voucher.

Dave

Dave and his wife live in a two bedroom apartment in Edmonds. Dave works in a local warehouse and his wife receives income from Social Security payments due to a disability. Together, they receive employment and Social Security income totaling \$18,044 per year, or \$1,504 per month.

With Assistance

With his voucher, Dave and his wife pay \$581 in rent plus \$193 in utilities per month. This leaves Dave and his wife with \$730 left over for the month.

Without Assistance

If Dave did not receive a Section 8 Voucher, he would have to pay \$1,068 per month for rent and utilities. This would leave the couple with only \$436 per month to spend on food and other essentials. At this rate, Dave would be spending about 70% of his family's income on rent alone. The average rent for a two bedroom unit in Edmonds is \$1,097, so finding a market rate apartment of the same size but at a cheaper price than his current apartment could be challenging. At the time of this report, two bedroom apartments for rent in the area range from \$777 to \$1,916 per month. If Dave were able to rent the cheapest two bedroom apartment in Edmonds, without a voucher he and his wife would still be paying 52% of their monthly income on rent, making them significantly cost burdened. As the most they could afford with their current income would be \$450, there are not even any studio units that would be affordable.

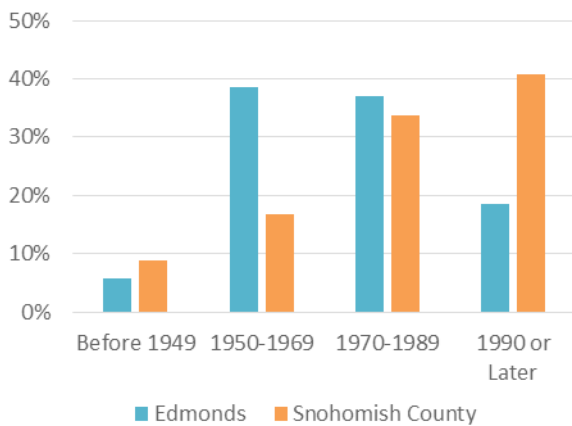
Existing Housing Stock

The City of Edmonds is located in southwest Snohomish County, bounded to the west by the Puget Sound, east by the cities of Mountlake Terrace and Lynnwood, south by King County, and north by Mukilteo. Edmonds' primary commercial centers are the Highway 99 corridor and the Downtown/Waterfront area. The southern portion of the Waterfront area houses a concentration of businesses as well as the Port of Edmonds, where the Washington State Ferry provides service to the Kitsap Peninsula. The City's neighborhoods are mostly composed of single family homes, which make up 66% of the total housing stock. Multifamily residential developments are located just south and north of the downtown area. As shown in Figure 2.1, the City has a high concentration of homes constructed between 1950 and 1969 compared to the County, and fewer constructed after 1990.¹⁸ The number of units projected to accommodate population growth over the next 20 years is just over the City's current capacity. The majority of this potential will be in multifamily properties, and nearly half of all potential is in redevelopable parcels.¹⁹

Figure 2.2 shows the distribution of renters and owners among different types of housing, with owners in the inner ring and renters in the outer ring. As shown, 85% of homeowners live in single family homes. While 24% of renters also live in single family homes, the next largest group of renters, 22% of the total, live in properties with 20 to 49 units.²⁰

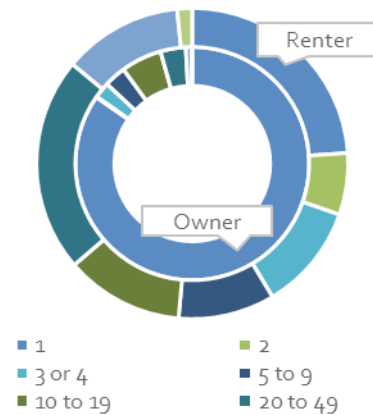
Figures 2.3 and 2.4 provide information on newly permitted units in the City in recent years. Figure 2.3 shows the total number of net newly permitted residential units per year from 2001 to 2012 for both the City and County, with the City on the left axis and the County on the right. Figure 2.4 shows the share of the City's new units composed of single- and multifamily units.

Figure 2.1. Age Distribution of Housing Stock, City of Edmonds & Snohomish County



Source: US Census Bureau; American Community Survey 2008-2012

Figure 2.2. Units in Structure by Housing Tenure, City of Edmonds



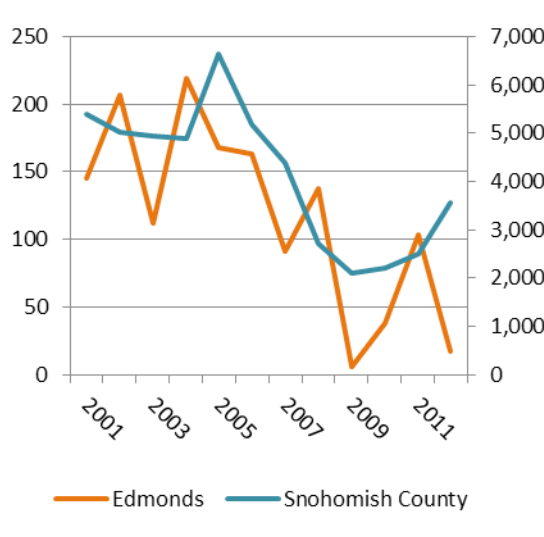
Source: US Census Bureau; American Community Survey 2008-2012

18 US Census Bureau; American Community Survey, 2008-2012

19 Snohomish County Tomorrow Planning Advisory Committee, "Housing Characteristics and Needs in Snohomish County", 2014

20 US Census Bureau; American Community Survey, 2008-2012

Figure 2.3. Net Newly-Permitted Units, City of Edmonds & Snohomish County

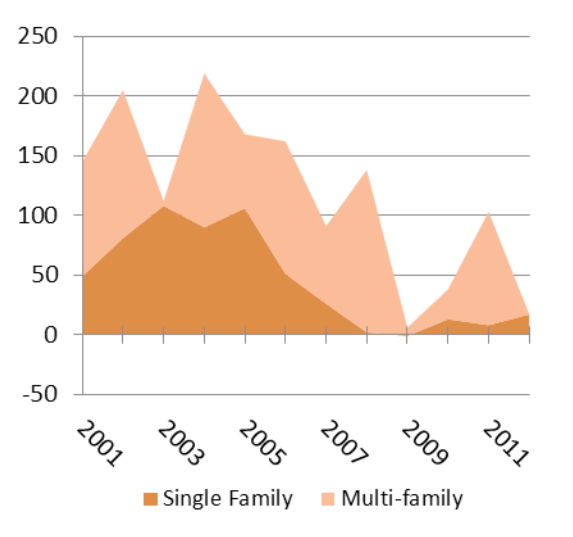


Source: Puget Sound Regional Council

As shown, newly permitted units peaked in 2004

in the City, just before the County did, and crashed during the recession. While newly-permitted units began to recover across the County in 2010, as of 2012 Edmonds had not yet begun to recover at the same pace. As shown in Figure 2.4, newly permitted units in Edmonds since 2001 have primarily consisted of multifamily units.²¹

Figure 2.4. Newly Permitted Units by Type, City of Edmonds



Source: Puget Sound Regional Council, 2012

For the purposes of this report, Edmonds' housing stock is divided into subsidized rental units, workforce rental units, market rate rental units (both single- and multi-family), and home ownership.

Subsidized rental units are targeted toward households with the lowest incomes, typically less than 30% AMI. Populations targeted for subsidized rental units often include the disabled, elderly, and other populations living on fixed incomes with special needs. A subsidized property is one that receives funding, perhaps rental assistance or an operating subsidy, to insure that its residents pay rents that are affordable for their income level. Some properties only apply their subsidy to select units. It is also common for subsidized units to be restricted to certain groups like families, the elderly, or homeless. A subsidized property may have also benefited from workforce-type housing subsidies, and it is also common for just a portion of a property's units to receive an ongoing subsidy.

Workforce rental units are targeted to working households that still cannot afford market rents. Workforce rental units and subsidized rental units are both considered "assisted", but differ in several areas. The key difference between subsidized and workforce units is that workforce units have a subsidy "built in" through the use of special financing methods and other tools, allowing (and typically requiring) the landlord to charge less for rent. An example of this would be when a private investor benefits from low income housing tax credits when building a new residential development. In exchange for the tax credit savings, the property owner would have to restrict a certain number of units to a certain income level for a certain period of time. When the owner is a for-profit entity, this often means that rents on restricted units will become market rate units when the period of restriction has ended. While nonprofit owners may also utilize workforce tools for capital funding, they are more likely to preserve restrictions

21 Puget Sound Regional Council, Residential Building Permit Summaries 2012

on units longer than required. The distribution of Edmonds' assisted units by income level served, both subsidized and workforce, is presented in Table 2.1.

Market rate rental units are the stock of all housing units available for rent in the open market. These are units that are privately owned and whose rents are determined by market supply and demand pressures. A market rate rental unit can also be a subsidized rental unit, as is the case with the Federal Section 8 Housing Choice Voucher (HCV) Program. Section 8 vouchers can be used to rent any unit, as detailed below.

Home ownership units include all single family homes for sale – detached and attached single family homes, condominiums, and manufactured homes.

Table 2.1. Assisted Units by Income Level Served, City of Edmonds

Extremely Low	233
Very Low	79
Low	194
Moderate	2
Total	508

Sources: HASCO, 2014; EHA, 2014

Subsidized Housing Units: Permanent and Transitional

Edmonds has 303 units of subsidized housing with a range of rental assistance sources including Section 8 Housing Choice Vouchers (HCVs), HUD Supportive Housing Program, Section 8 Project-Based Vouchers, and the Sound Families Initiative. As of July 2014, there were 195 HCVs in use in Edmonds administered by the Housing Authority of Snohomish County (HASCO) and the Everett Housing Authority (EHA).²² All assisted units and buildings are listed in Appendix B. Table 2.2 shows the distribution of permanent subsidized units by funding source.

Families making up to 50% of AMI are eligible for Section 8 housing vouchers; however, 75% of these vouchers are limited to those making no more than 30% of AMI. Public Housing Authorities (PHAs) receive federal funds from the US Department of Housing and Urban Development (HUD) to administer the HCV program. HUD sets Fair Market Rents (FMRs) annually and PHAs determine their individual payment standards (a percentage of FMR) by unit bedroom size. The tenant identifies a unit, then the PHA inspects the unit to make sure it meets federal Housing Quality Standards and determines if the asked rent is reasonable. If the unit is approved, the tenant pays rent equal to 30-40% of their income, and the PHA pays the difference directly to the landlord. While the voucher amount is set up so that a family does not need to spend more than 30% of their income on housing, including an allowance for utilities, a family may choose to spend up to 40% of their income on housing. This happens most often when the family chooses a home that is larger than the size approved for their voucher. The two PHAs that administer the HCV program in Snohomish County are HASCO and the Everett Housing Authority (EHA). Vouchers issued by both PHAs can be used in Edmonds.

Table 2.2. Permanent Subsidized Units by Funding Source, City of Edmonds

Section 8 Housing Choice Voucher	195
Section 8 Project-Based Voucher	98
HUD Supportive Housing Program	10
Sound Families Initiative	12

Source: HASCO, 2014

Because the number of vouchers a PHA can distribute is limited by the amount of federal funding they receive, the wait for a new applicant to receive an HCV can be extremely long and is usually

22 Housing Authority of Snohomish County, 2014; Everett Housing Authority, 2014

dependent on existing voucher holders leaving the program. Until recently, the wait to receive an HCV from HASCO had been about 6 years. Federal funding for the HCV program was frozen during the 2013 budget sequester, at which time HASCO had to close its waitlist.

Workforce Housing

Edmonds is home to 201 units of workforce housing distributed across 3 properties, all listed in Appendix B. Assisted workforce housing units are defined by the fact that they received some form of one-time subsidy in exchange for rent restrictions. Workforce funding types do not involve ongoing rental assistance, and rents are not tailored to individual household incomes. These subsidies can include:

- Capital Financing - Low-interest-rate mortgages, mortgage insurance, tax-exempt bond financing, loan guarantees, and pre-development cost reduction financing.
- Low-Income Housing Tax Credits (LIHTC) – Tax credits provided to developers that can be sold for the purposes of up front debt reduction.
- Federal, State, and County Grant Programs – Grants provided to local governments from the federal government for construction or renovation of below-market-rate units. Community Development Block Grants and HOME grants are two popular examples

Table 2.3. Workforce Units by Funding Source, City of Edmonds

Tax Credit	92
Bond	200
Housing Trust Fund (State and County)	1

Source: HASCO, 2014

Workforce housing in Edmonds has been funded through a variety of sources, including low-income housing tax credits (LIHTC), tax-exempt bonds, and State and County Housing Trust Fund dollars. While the name may suggest otherwise, it is common for developers to use workforce funding sources to fund housing for populations like seniors. Table 2.3 shows the number of workforce units funded per major source in Edmonds, with full information provided in Appendix B. Table 2.3 only includes units that do not have additional rental assistance (Considered ‘subsidized’ in this report), which often also use workforce subsidies as part of their financing. As most workforce properties use more than one funding source, there are units counted multiple times in the different funding categories listed in Table 2.3. Financing for any affordable housing project is often very complicated and can involve an array of public, nonprofit, and private entities.

While not currently the case in Edmonds’ workforce properties, many workforce housing properties only dedicate a portion of their units for lower income tenants. This is typical of properties developed or rehabilitated by private entities using tax credits or tax-exempt bond financing in exchange for income restrictions on the properties. In those cases, affordable housing requirements are limited to a certain period of time, typically 20 to 30 years, after which time the property owners can increase rents to market rates. Some properties feature both subsidized and workforce units.

Market Rate Rental Units

There are an estimated 5,000 rental units in Edmonds of every type, from single family homes to large

apartment buildings. According to American Community Survey estimates, 3,739 out of 5,000 renter-occupied housing units are in multifamily properties. This compares to 1,904 multifamily units out of 12,396 owner-occupied homes.²³

Table 2.4 summarizes ACS data on the number of units available at certain rent levels by bedroom size in Edmonds. No evidence was found of any market rents below \$500, despite ACS data to the contrary. This could be because the ACS Sample may include subsidized units and less formal rent arrangements, such as renting rooms or mother-in-law suites in single family homes or renting from family members that could be more affordable. ACS rent data also does not include utility allowances.

Table 2.4. Renter-Occupied Units by Rent and Unit Size, City of Edmonds (Without Utilities)

	No Bedrooms	1 Bedroom Units	2 Bedroom Units	3+ Bedroom Units
Less than \$200	0	18	0	0
\$200 to \$299	0	52	10	0
\$300 to \$499	0	104	0	27
\$500 to \$749	101	237	110	79
\$750 to \$999	103	786	652	45
\$1,000 or more	0	186	1486	853

Source: US Census Bureau; American Community Survey, 2008-2012

To provide a better idea of what a household looking for a home today could expect to pay in rent and utilities in Edmonds, rent data was obtained from Dupre and Scott. This data, which includes both multifamily and single family rental units, is summarized in Table 2.5 and presented in full in Appendix A. Table 2.5 lists the minimum full time wage to afford each average rent in hourly and annual terms as well as the number of hours one would have to work per week earning Washington State’s minimum wage to afford the unit.

Table 2.5. Average Rent and Affordability by Size, City of Edmonds (Including Utilities)

	Average Rent (w/ Utilities)	Minimum Income Required		Lowest Rent	Highest Rent
		Per Hour	Annual		
Studio	\$ 833	\$ 16.02	\$33,320	\$ 546	\$ 1,187
1 Bedroom	\$ 887	\$ 17.06	\$35,480	\$ 662	\$ 1,521
2 Bedroom	\$ 1,097	\$ 21.10	\$43,880	\$ 777	\$ 1,916
3 Bedroom	\$ 1,679	\$ 32.29	\$67,160	\$ 1,094	\$ 4,215
4 Bedroom	\$ 2,545	\$ 48.94	\$101,800	\$ 1,947	\$ 4,347
5 Bedroom	\$ 2,844	\$ 54.69	\$113,760	\$ 2,276	\$ 3,771

Source: Dupre & Scott, 2013; National Low Income Housing Coalition, 2014

Table 2.6, on the following page, shows the affordability distribution of average rents in Edmonds by size. In this table, “Yes” means that the average rent is affordable to a household at that income level, adjusting for household size, “Limited” means that the average rent is not affordable but there are lower end affordable units, and “No” means that the entire rent range is not affordable. As shown, the City’s rental housing is generally affordable to households earning at least 80% AMI – the moderate

23 US Census Bureau; American Community Survey, 2008-2012

Table 2.6. Distribution of Rent Affordability by Size, City of Edmonds

Income Level	Number of Bedrooms				
	Studio	1	2	3	4+
Extremely Low	No	No	No	No	No
Very Low	Limited	Limited	Limited	Limited	No
Low	Yes	Yes	Yes	Limited	No
Moderate	Yes	Yes	Yes	Yes	Limited
Middle	Yes	Yes	Yes	Yes	Yes

Source: Dupre and Scott, 2013

income level and above. Average units two bedrooms or less in size are also affordable to low income renters, with a limited supply affordable to very low income renters. There is also a limited supply of three bedroom units affordable to this group.

The difference in minimum required income by size between single- and multifamily units is shown in Table 2.7. As shown, multifamily units tend to be more affordable than single family homes. As multifamily units also tend to be smaller than single family homes, there is a lack of larger affordable units.

Table 2.7. Average Rents by Size, Single- and Multifamily, City of Edmonds

	Multifamily Ave. Rent	Minimum Income	Single Family Ave. Rent	Minimum Income
Studio	\$833	Low	n/a	n/a
1 Bedroom	\$887	Low	\$1,521	Moderate
2 Bedroom	\$1,070	Low	\$1,548	Moderate
3 Bedroom	\$1,336	Low	\$1,992	Moderate
4 Bedroom	n/a	n/a	\$2,545	Middle
5 Bedroom	n/a	n/a	\$2,844	Middle

Source: Dupre and Scott, 2013

Even after accounting for the fact that utility allowances are not included in ACS data, the range of rents available in the conventional market is generally higher than that reported in the ACS. Again, this could be explained by the ACS sample including subsidized units and informal rent arrangements. While ACS data is important as it shows what Edmonds renters are actually paying, it does not give an accurate indication of what a typical renter searching for a market rate unit can expect to pay.

Home Ownership

Between 2008 and 2012, 61% of single family homes sold in Edmonds were three bedrooms in size. 24% of homes sold were four bedrooms in size, meaning that three and four bedroom homes together represented 85% of sales. 9% were two bedrooms and 6% were five bedrooms or larger. This includes freestanding single family homes, common wall single family homes (townhouses), manufactured homes, and condominiums²⁴.

24 Snohomish County property use codes 111, 112, 116, 117, 118, 119, 141, 142, 143

In 2012, the median sale price for a single family home in Edmonds was \$339,975. Assuming a 20% down payment and using average rates of interest, property taxes, utilities and insurance as determined by the Federal Housing Funding Board, the monthly payment for this home would be \$1,895. For a family to afford this payment without being cost burdened, they would require an annual income of at least \$75,796, which is just above the City’s median income.²⁵

Appendix C provides statistics on sales of single family homes from 2008-2012, as well the minimum income necessary to afford the median sale home by year. During that time period, median home sales prices declined by 17%. In 2012 dollars this translates to a difference of more than \$33,000 in minimum income required to afford the median home.²⁶ The housing market across the region has since begun to recover from the recession. While home sale affordability for 2013 cannot be calculated at this time, Edmonds currently has the County’s third highest average assessed residential value. The 2014 average assessed value of \$351,100 represented a 10.7% increase over 2013.²⁷

Table 2.8 lists the percentage of 2012 sales of homes of different sizes that are affordable to each income level by home size. “Not affordable” means that the minimum income required is higher than the middle income upper cutoff. All of the percentages specify the portion of homes of that size that someone in the particular income group could afford, adjusting for household size as detailed in Appendix E. As shown, there is decreasing affordability as size increases, though moderate and middle income households could theoretically afford the monthly cost of most of the homes sold in 2012. Moderate income is recommended as the minimum ideal household income for home ownership to be a reasonable option.

Table 2.8. Affordable Home Sales by Size, City of Edmonds, 2012

Bedrooms	Extremely Low	Very Low	Low	Moderate	Middle	Not Affordable	Total Sales
1-2	12%	17%	57%	73%	85%	15%	60
2	0%	7%	46%	74%	87%	13%	405
3	0%	4%	21%	54%	78%	22%	165
5+	0%	3%	23%	49%	69%	31%	35

Source: Snohomish County Assessor, 2014

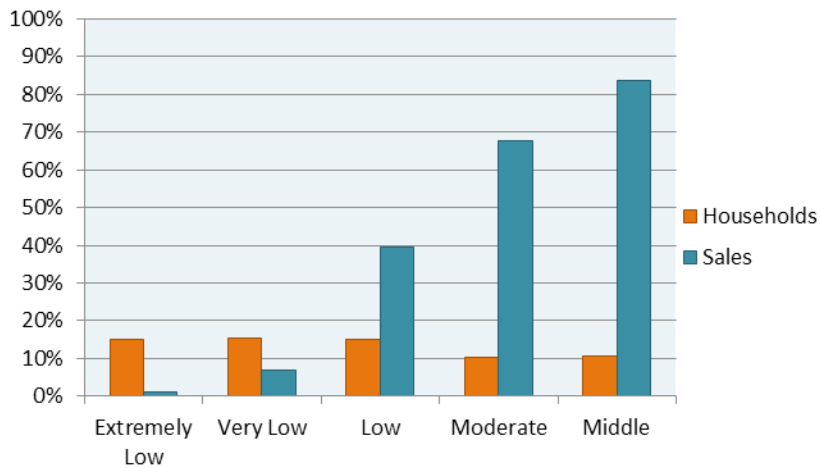
The “affordability gap” describes situations where there are more households at a given income level than there are housing options affordable to those households. Figure 2.5 displays the percentage of households in Edmonds at each income level compared with the percentage of all home sales in 2012 that each income level could afford. As Figure 2.5 compares the overall income distribution of the City with the affordability distribution of one year, this is a rough approximation, and other factors should be considered in examining home ownership affordability. As shown, there were plenty of sales theoretically affordable for households earning at least 80% AMI in 2012, which is the minimum income required for home ownership. (Moderate income and above) This analysis does not consider

25 Snohomish County Assessor, 2014

26 Ibid

27 Snohomish County Assessor, “Snohomish County Assessor’s Annual Report for 2014 Taxes”, 2014

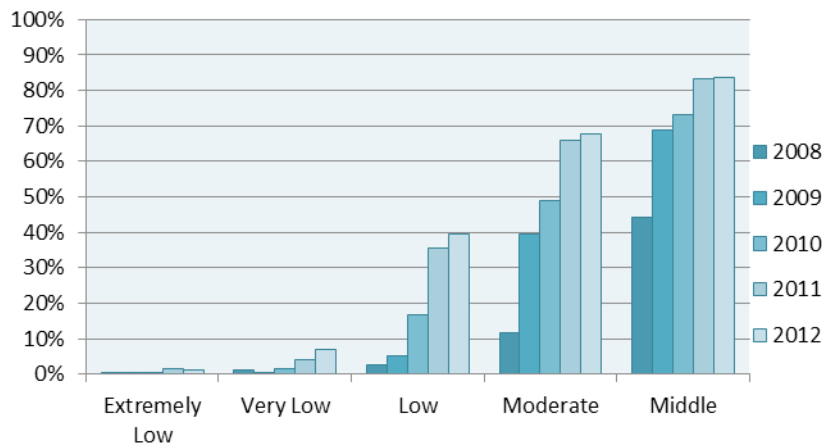
Figure 2.5. Home Sale Affordability Gap, 2012, City of Edmonds



Source: US Census Bureau, American Community Survey, 2008-2012;

to each income level has changed from 2008 to 2012. As shown, affordability improved dramatically for moderate income households during this period, and all other income groups as well. As the housing market continues

Figure 2.6. Home Sale Affordability, 2008-2012, City of Edmonds



Source: Snohomish County Assessor, 2014

is a three bedroom home that Wells Fargo Bank sold for \$240,000 in 2012. At that price, a household with a minimum income of \$46,216 could afford the monthly debt service of around \$1,155. This same home sold for \$378,000 in 2004, which is well out of reach to the household with the minimum income necessary to afford it in 2012. While low priced foreclosed homes can put home ownership within reach for more households, this is accomplished at the expense of previously displaced homeowners. Additionally, these sales contribute to ongoing uncertainty about market home values. Low income home buyers could also become cost burdened by higher property taxes on these “bargain” homes.

Figure 2.7, on the following page, shows how sales have been divided between single family homes, condominiums, and manufactured homes between 2008 and 2012. In Edmonds, condominiums

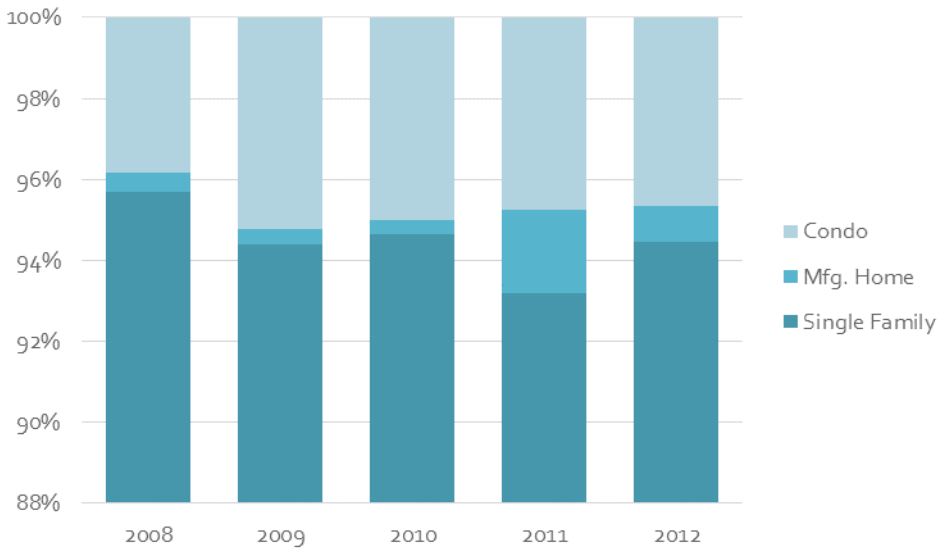
whether or not these income groups are able to access financing, including a down payment, or other barriers to home ownership. There is also sufficient supply for the City’s low income households, though home ownership may only be a good choice for certain households in this group. Further, this does not include competition from households above middle income, which comprise 33% of the City’s total.

Figure 2.6 shows how the percentage of sales affordable

to improve following the recession, affordability for this group may retreat again. While there are affordable options for low income households, and ownership may be a good option for certain low income households (those earning between 50 and 80% AMI), these households are considered the exception rather than the rule.

Many of the most affordable sales were likely only so affordable because they were foreclosed homes sold by banks. 517 Paradise Lane, for example,

Figure 2.7. Home Sales by Type, 2008-2012, City of Edmonds



Source: Snohomish County Assessor, 2014

represent a larger portion of the market than in other cities in Snohomish County.

Table 2.9 shows how many sales of each of these three types were affordable to each income level in 2012. Manufactured homes were most likely to be affordable to lower income households, with a dramatically lower median sale price, though there was still a significant number of single family and condominium sales affordable to very low and low income households. The median home sale prices for single family homes and condominiums were also very close to each other in 2012. Table 2.10 shows how many homes were sold in 2012 by type and number of bedrooms.

Table 2.9. 2012 Affordable Home Sales by Type, City of Edmonds

	Single Family	Manufactured Home	Condo
Extremely Low	1	6	0
Very Low	37	0	2
Low	208	0	9
Moderate	171	0	17
Middle	104	0	3
Not Affordable	108	0	0

Median Sale Price	\$ 339,975	\$8,150	\$341,705
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Source: Snohomish County Assessor, 2014

Table 2.10. Size of Homes Sold by Type, 2012, City of Edmonds

Bedrooms	Single Family	Mobile Home	Condo
1-2	54	6	0
3	381	0	24
4	158	0	7
5+	35	0	0

Source: Snohomish County Assessor, 2014

Shared Rental Housing

A popular market rate affordable housing option is to split housing costs with other roommates. These arrangements include renting a room, suite, or accessory dwelling unit (ADU) from a homeowner living on site. For 8 shared rooms advertised on Craigslist in the City, the monthly cost ranged from \$500 to \$650, including utilities. While they were more rooms advertised, they did not include an address or cross streets, so it could not be verified that they were actually located within the City. Their rents were generally not outside this range, however.

Rents in this range are easily within reach for very low income single individuals, and possibly even extremely low income couples. Individuals seeking roommates are able to discriminate in who they choose to share their housing, however, and often stipulate a preferred gender or bar couples from sharing a room. It may be difficult for families with children and households with disabilities or other special needs to find a suitable shared housing situation. In these cases, a household's ability to find shared housing will likely depend on whether or not they have local connections to help them find understanding roommates.

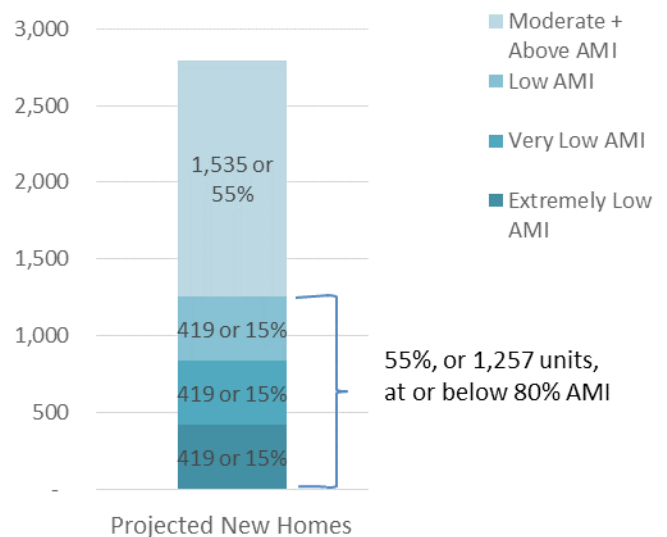
Current Challenges and Opportunities

The City of Edmonds is faced with the challenge of accommodating greater growth over the next 20 years than it has seen in the past, requiring an additional 2,790 additional housing units, when the current capacity is only 2,646 additional units. Of the current capacity, the vast majority is in multifamily properties, with a high portion to come through redevelopment.²⁸ In general, the City will see a shift toward more multifamily housing if growth continues as predicted.

Edmonds enjoys a higher median income compared to other areas in the County. All the same, assuming that the City's income mix stays constant, it is estimated that 1,257 units, or 55% of the total projected increase, will serve households at or below 50% AMI. The share of projected units by income level is shown in Figure 3.1.

According to 2013 Dupre and Scott data, Edmonds' rental housing market is generally affordable to households earning at least 80% AMI. Households earning between 50 and 80% AMI will find the majority of homes smaller than five bedrooms affordable as well. There is a limited supply of small units affordable to those earning between 30 and 50% AMI. Market rents are not affordable to extremely low income households, though this is expected in almost all communities, due to the costs of construction and maintenance in today's market. Cost burden data supports these conclusions, with a significant reduction in cost burden for both renters and owners at income levels above 50% AMI. Overall, 38% of Edmonds households are cost burdened. Renters and owners earning less than middle income are all less likely to be cost burdened in Edmonds when compared to the County, with the exception of homeowners below 50% AMI who are more likely to be cost burdened.²⁹

Figure 3.1. Income allocation of projected new housing units, City of Edmonds



In 2012, the median sale price for a single family home in Edmonds was \$339,975. The estimated monthly payment for this home would be \$1,895, including debt service, insurance, taxes, and utilities. For a family to afford this payment without being cost burdened, they would require an annual income of at least \$75,796, which is just

28 Snohomish County Tomorrow Planning Advisory Committee, "Housing Characteristics and Needs in Snohomish County", 2014

29 US Census Bureau; American Community Survey, 2008-2012

above the City's median income.³⁰ Affordability for 2013 cannot be calculated at this time, but average assessed values suggest that home prices are rising and affordability is retreating. At \$351,100, Edmonds has the third highest average assessed 2014 home value in Snohomish County after Woodway and Mukilteo, and it represented a 10.7% increase over 2013.³¹

The age of units in Edmonds is a possible contributing factor to affordability, as the City features a significant stock of homes constructed between 1950 and 1969. As properties are redeveloped to build the denser housing the City needs to accommodate growth, it is likely that a portion of these naturally affordable older units will be replaced with higher priced new units. While preservation of older housing is an effective strategy for affordability, preservation must be balanced with the need to accommodate growth. In addition, the higher priced new units of today will be the quality affordable older units of tomorrow.

Edmonds has one of the highest percentages of elderly residents among all Snohomish County cities. According to the ACS estimates, almost 25% of households in Edmonds have individuals 65 years or older.³² In addition to having generally lower incomes, seniors will require different types of housing and services if they desire to age in place. Additionally, as the "baby boomer" generation continues to move into retirement, there will be an increase in the number of people with disabilities as well.

To respond to the continuing need to provide affordable housing for the community, the City has undertaken a series of measures and strategies to promote affordable housing including:

- *Land Use Strategies:* upzoning from single family to multifamily zoning, offering density bonuses for low income and senior housing provision, clustering subdivisions, planned residential developments to protect the environment, encouraging infill developments, and promoting conversion/adaptive reuse programs.
- *Administrative Procedures:* streamlined approval processes, updated use-by-right policies, and updated impact mitigation payment deferral.
- *Development Standards:* installed front and side yard setback requirements, zero lot line development, improved street design and construction, off-street parking requirements, and innovative sanitary, sewer, water and storm water systems.
- *Low-Cost Housing Types:* encourage the use of accessory dwellings, cottage houses, mixed-use developments and mobile/manufactured housing.

In addition to promoting, adjusting, and providing incentives for these policies where appropriate, the City should continue to monitor their use and evaluate policies to make sure there are not unnecessary regulatory barriers to affordable housing. Additionally, the City could consider adopting a multifamily tax abatement program for certain locations and, when opportunities arise, the City could partner with nonprofit organizations developing housing for households earning below 30% AMI, the income group generally not served by the traditional housing market.

30 Snohomish County Assessor, 2014

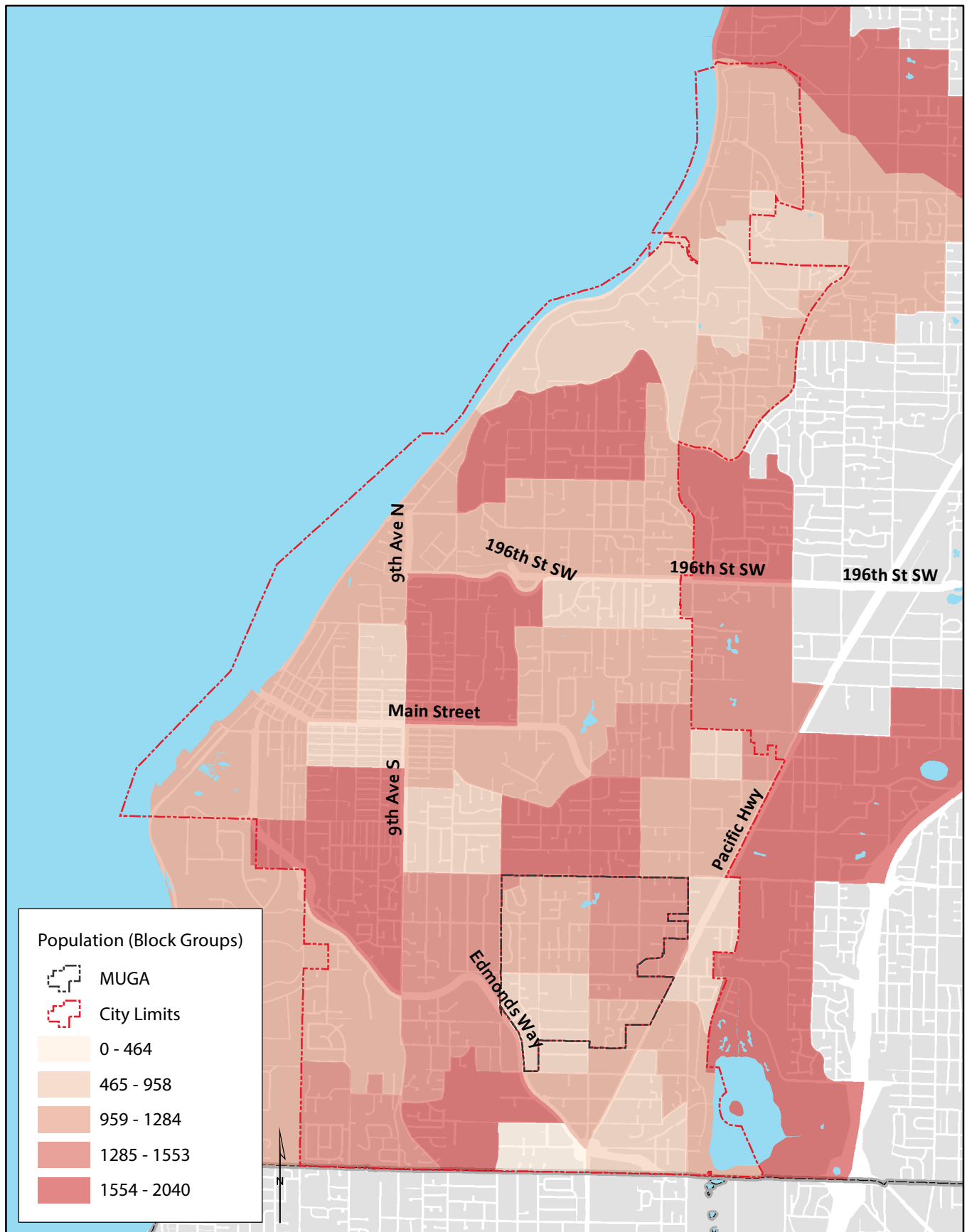
31 Snohomish County Assessor, "Snohomish County Assessor's Annual Report for 2014 Taxes", 2014

32 US Census Bureau; American Community Survey, 2008-2012

Maps

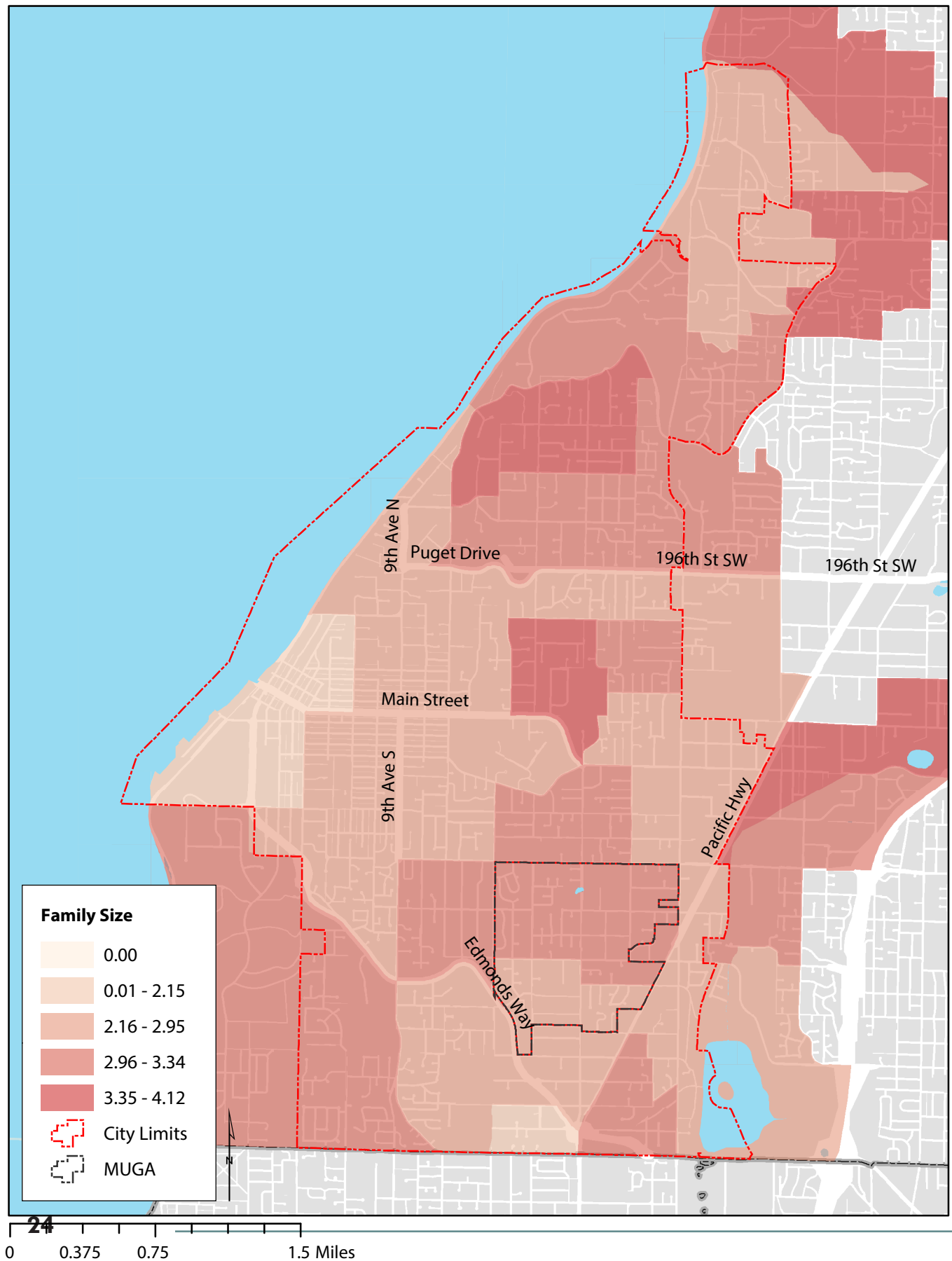
Map 1.1. Total Population (Block Groups)

Sources: American Community Survey, 2008-2012; Snohomish County Information Services, 2013



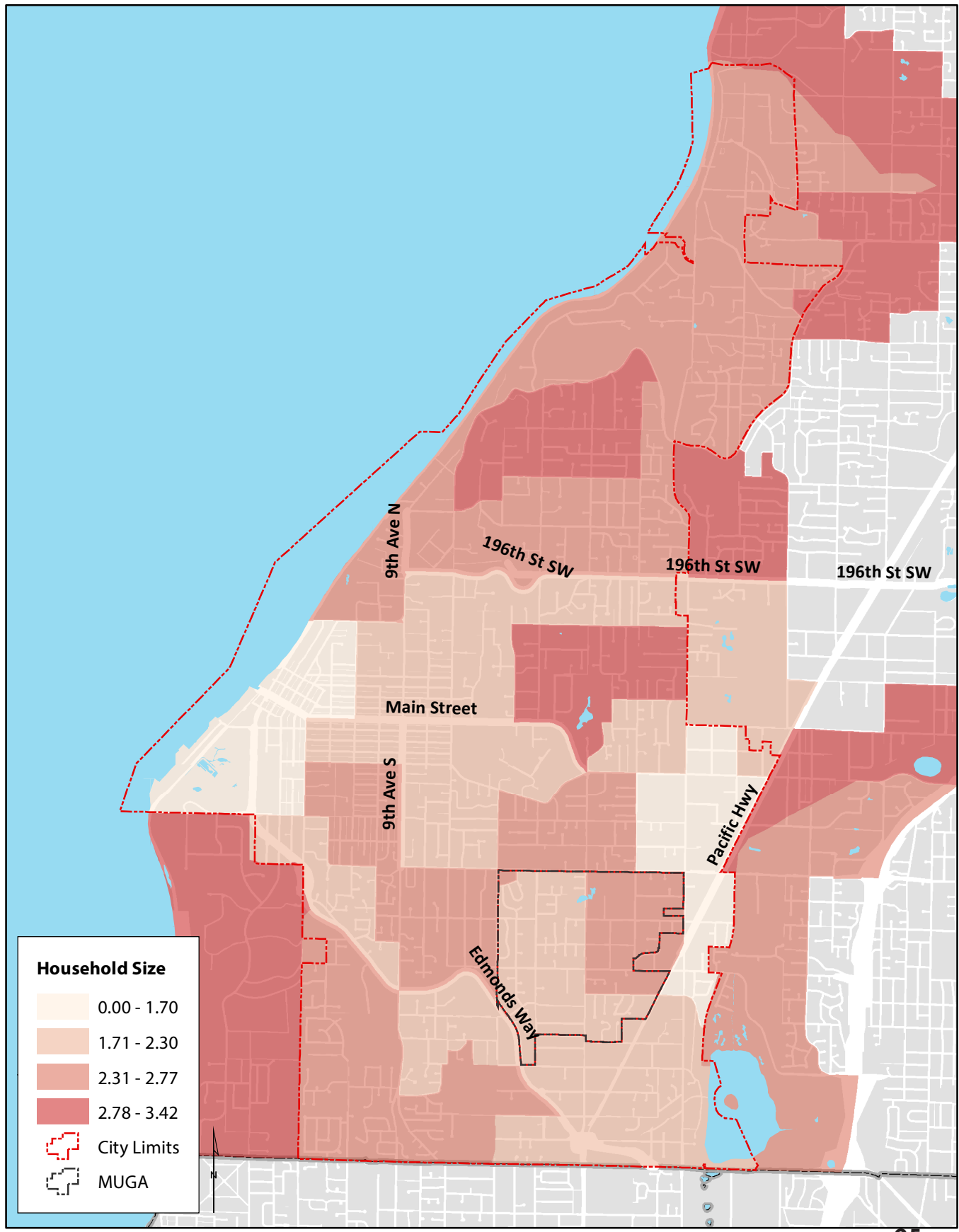
Map 1.2. Average Family Size (Block Groups)

Sources: American Community Survey, 2008-2012; Snohomish County Information Services, 2013



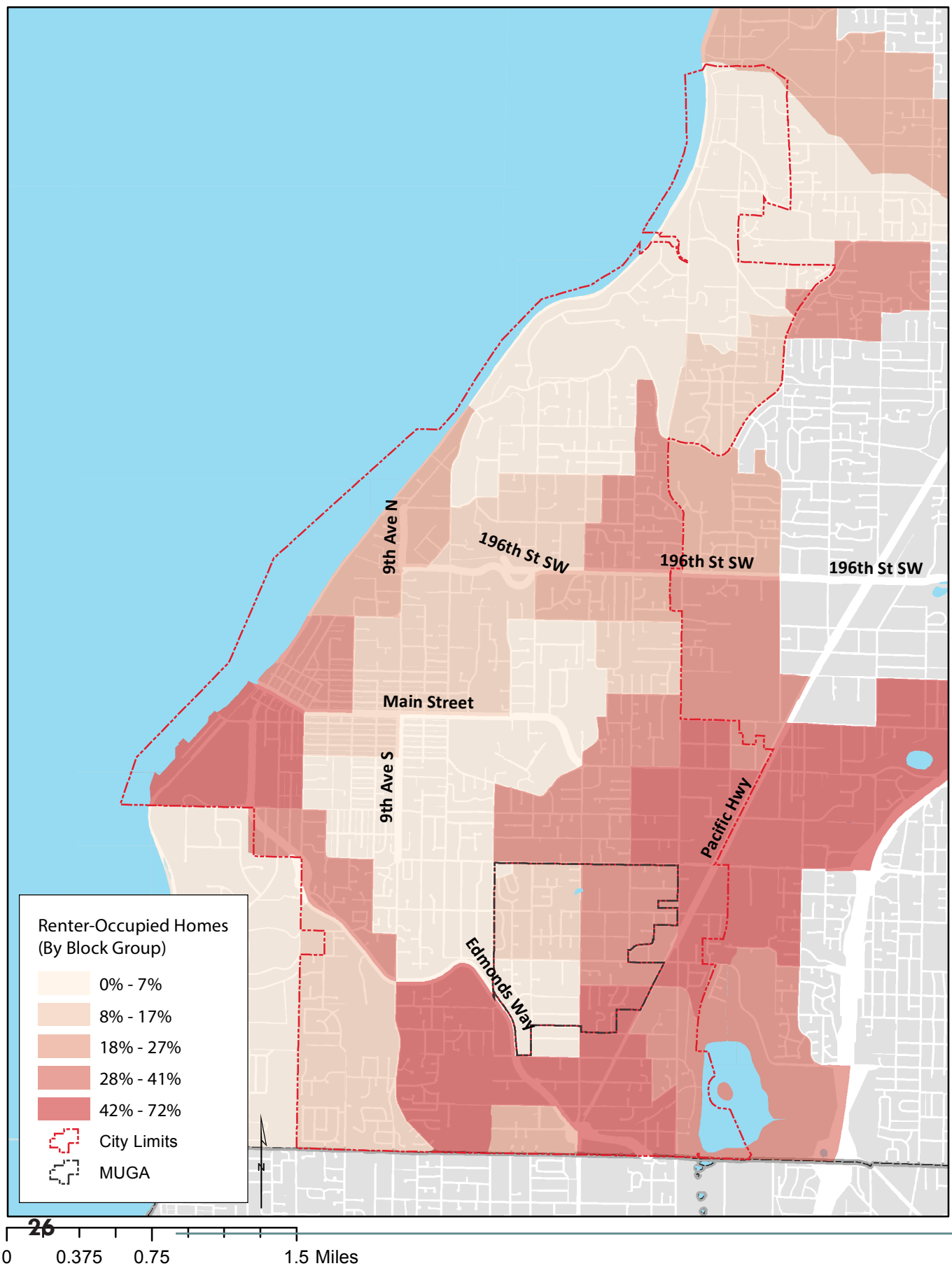
Map 1.3. Average Household Size (Block Groups)

Sources: American Community Survey, 2008-2012; Snohomish County Information Services, 2013



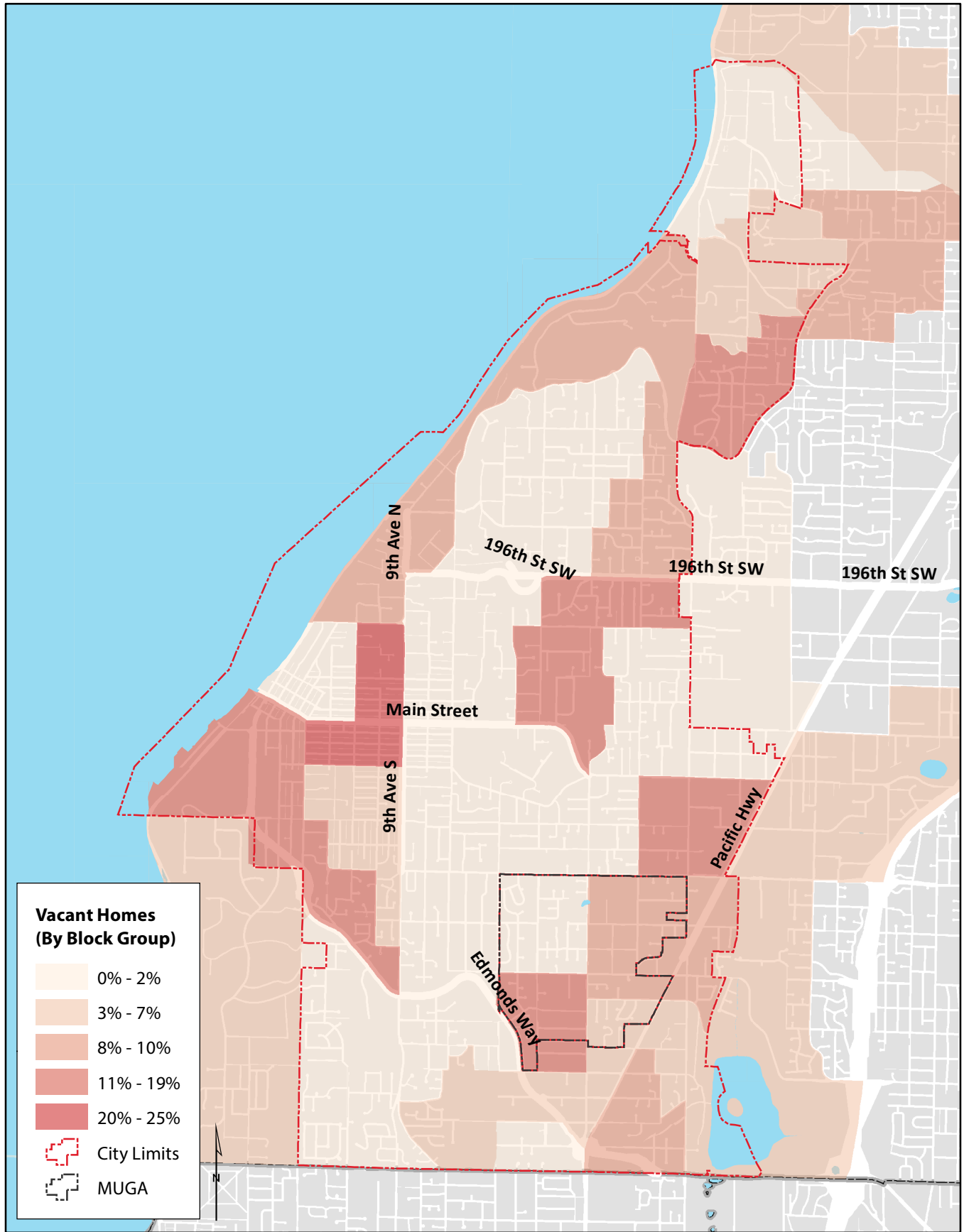
Map 1.4. Renter-Occupied Housing Units

Sources: American Community Survey, 2008-2012; Snohomish County Information Services, 2013



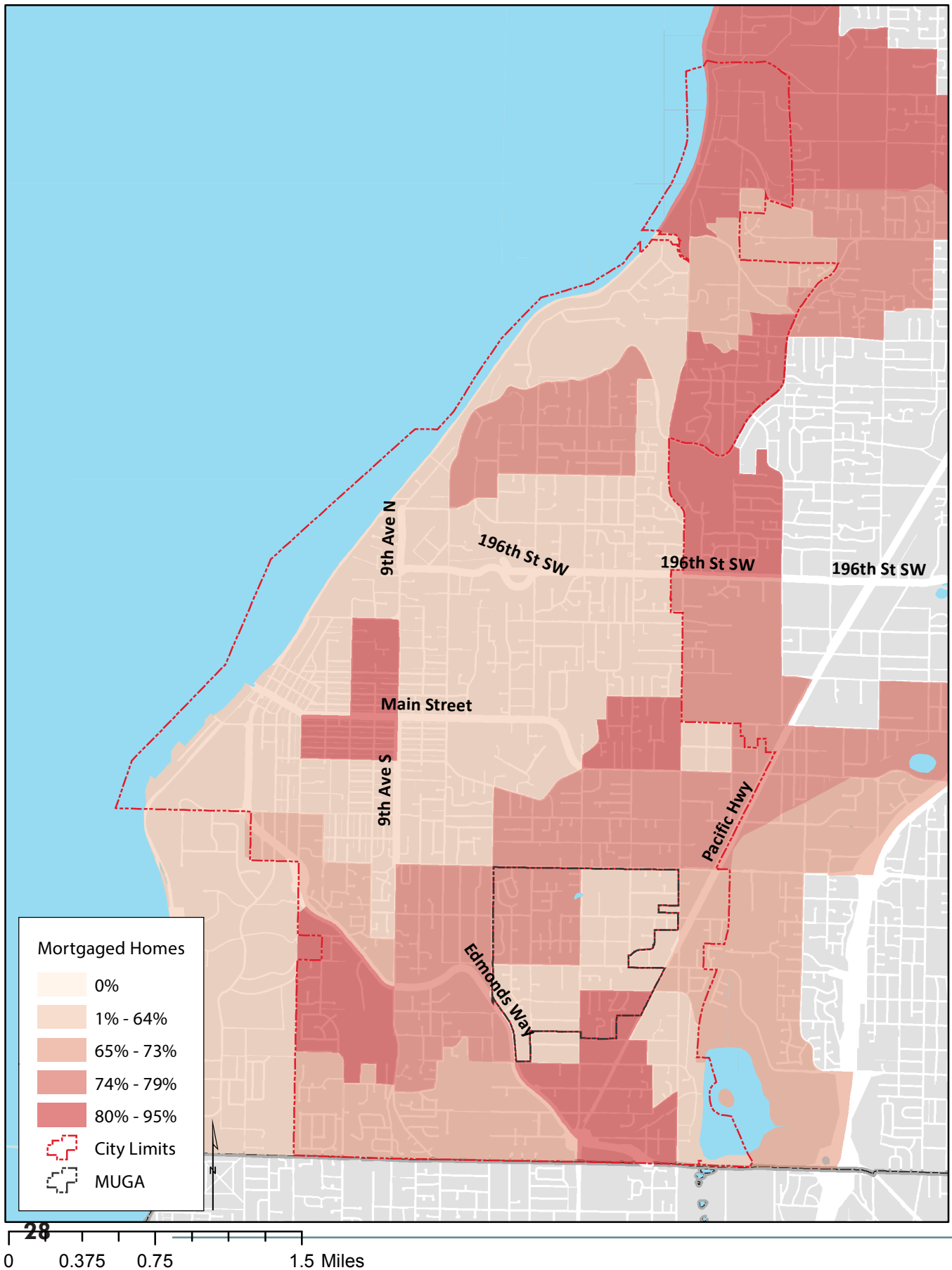
Map 1.5. Vacant Housing Units (Block Groups)

Sources: American Community Survey, 2008-2012; Snohomish County Information Services, 2013



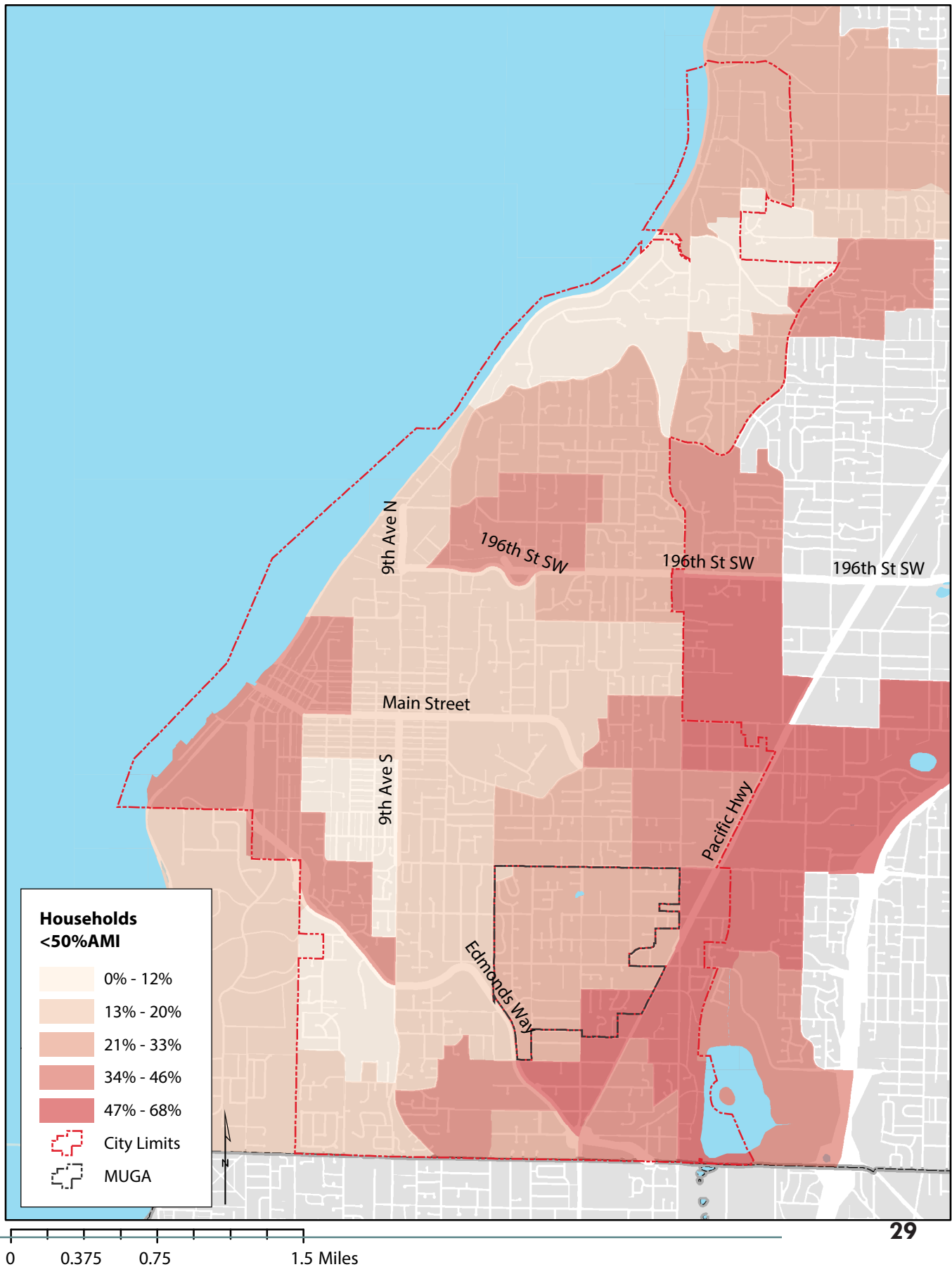
Map 1.6. Homeowners with Mortgages

Sources: American Community Survey, 2008 - 2012; Snohomish County Information Services, 2013



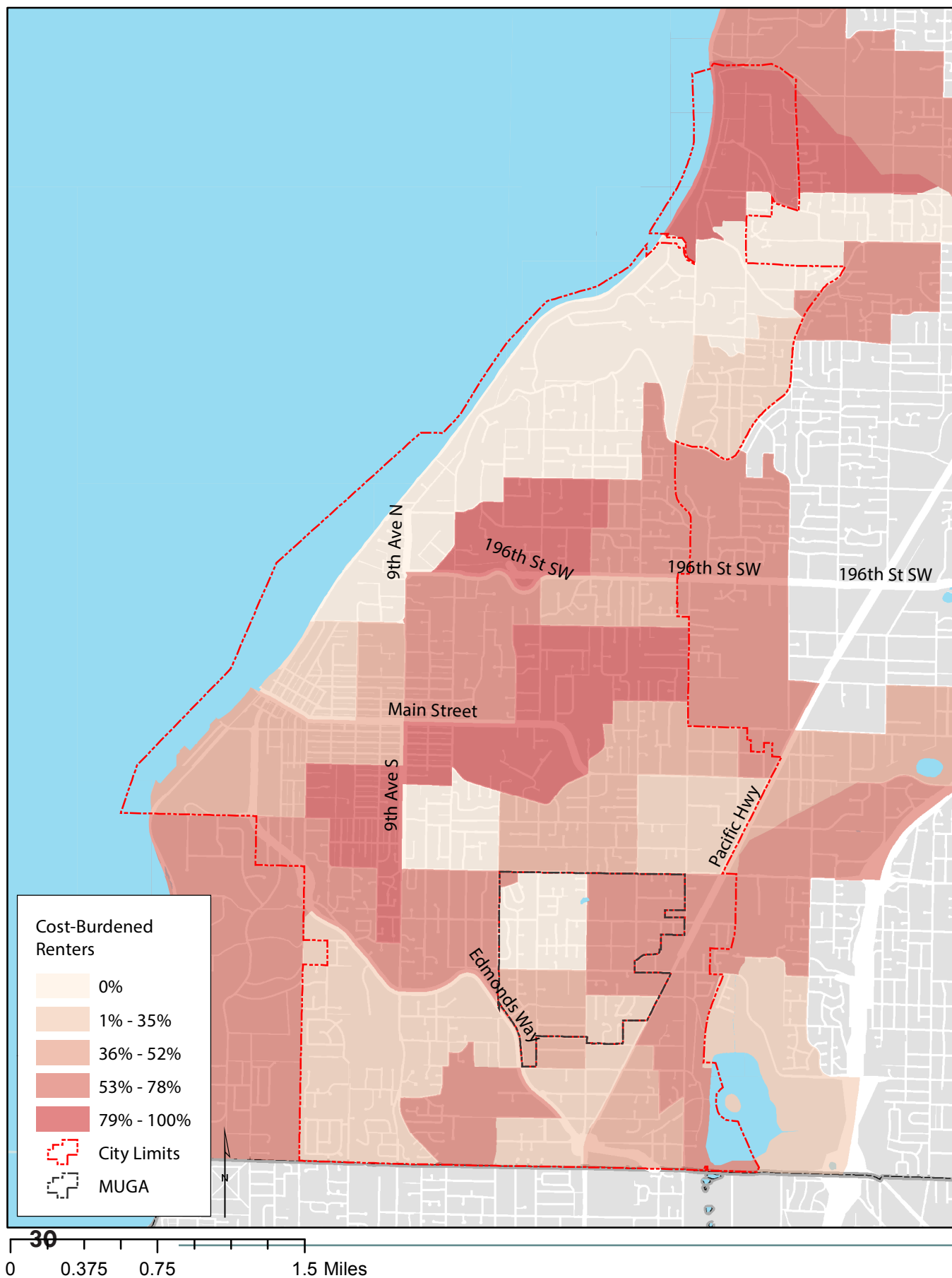
Map 1.7. Very Low-Income Households

Sources: American Community Survey, 2008 - 2012; Snohomish County Information Services, 2013



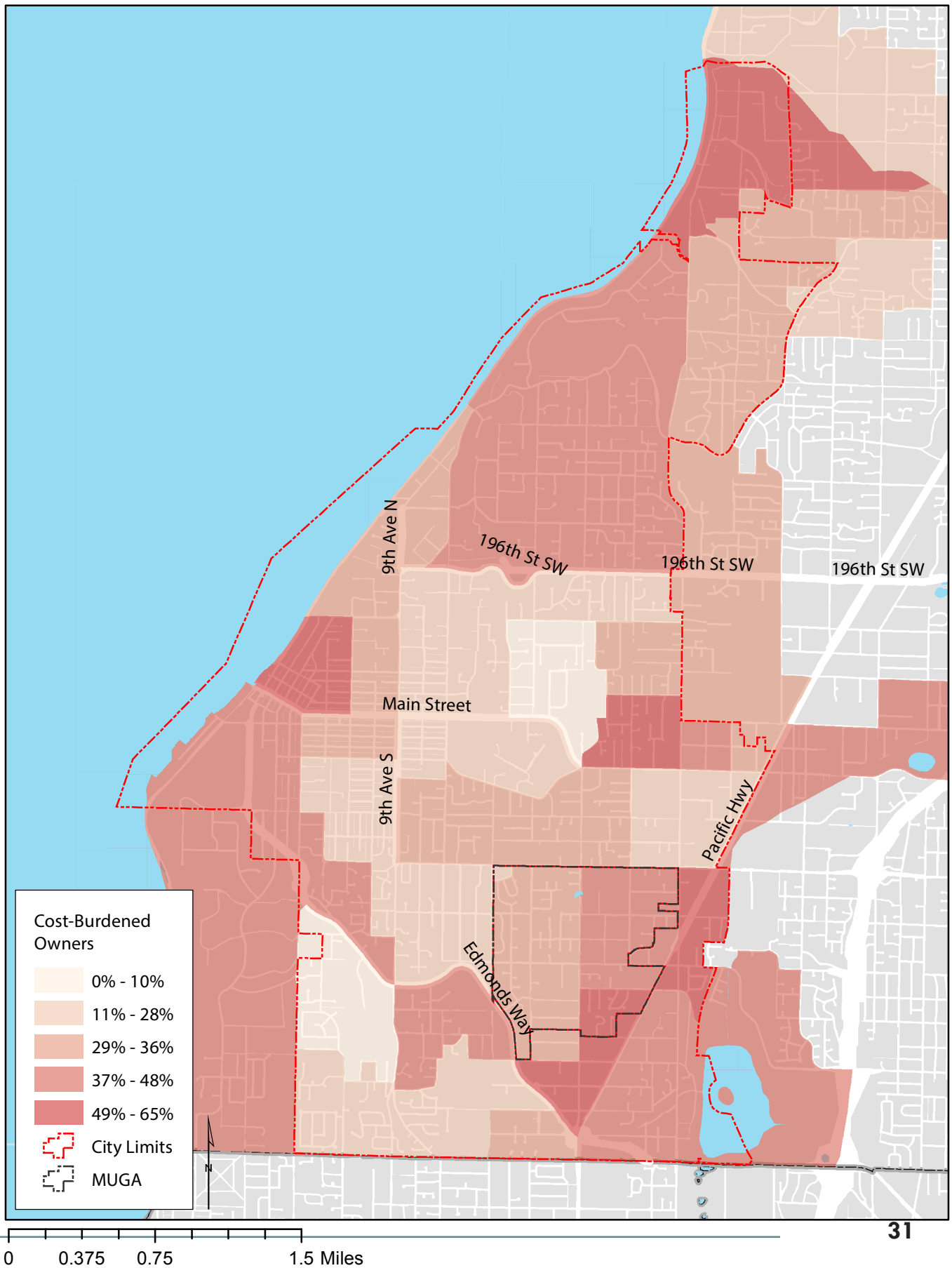
Map 1.8. Cost-Burdened Renters

Sources: American Community Survey, 2008 - 2012; Snohomish County Information Services, 2013



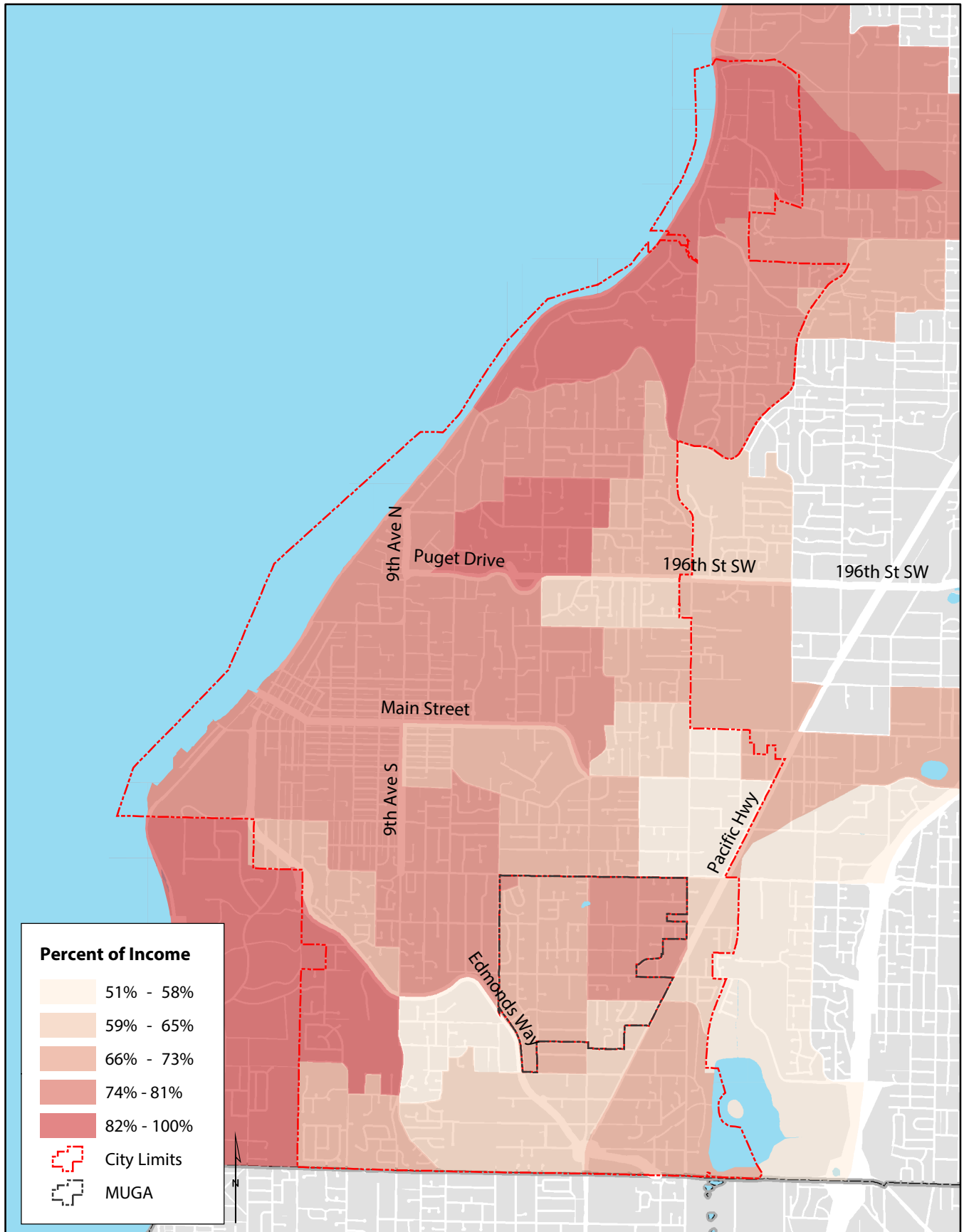
Map 1.9. Cost-Burdened Owners

Sources: American Community Survey, 2008 - 2012; Snohomish County Information Services, 2013



Map 1.10. Housing & Transportation, Percent of Low HH Income

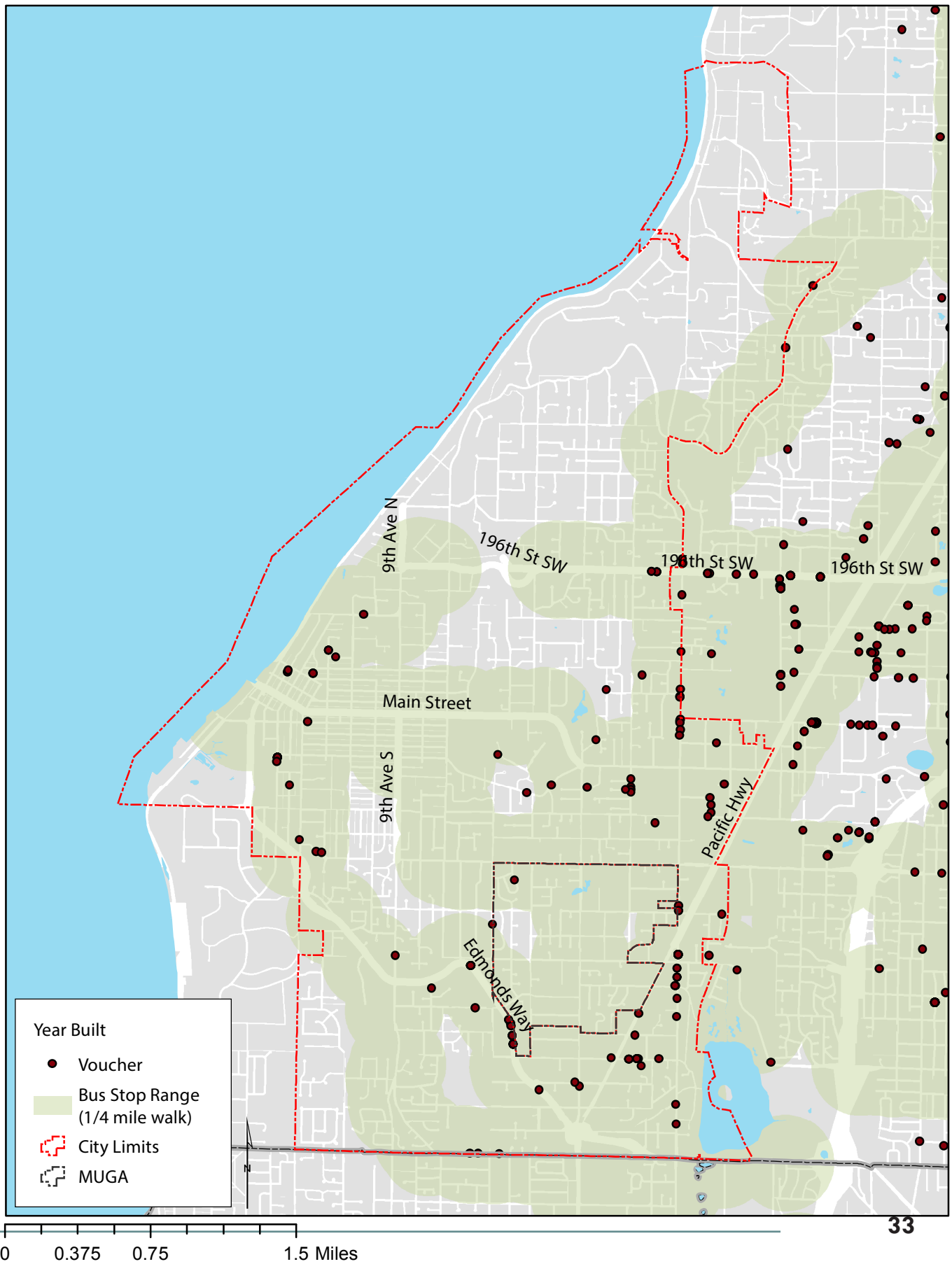
Sources: US Housing & Urban Development, 2013; Snohomish County Information Services, 2012



0 0.375 0.75 1.5 Miles

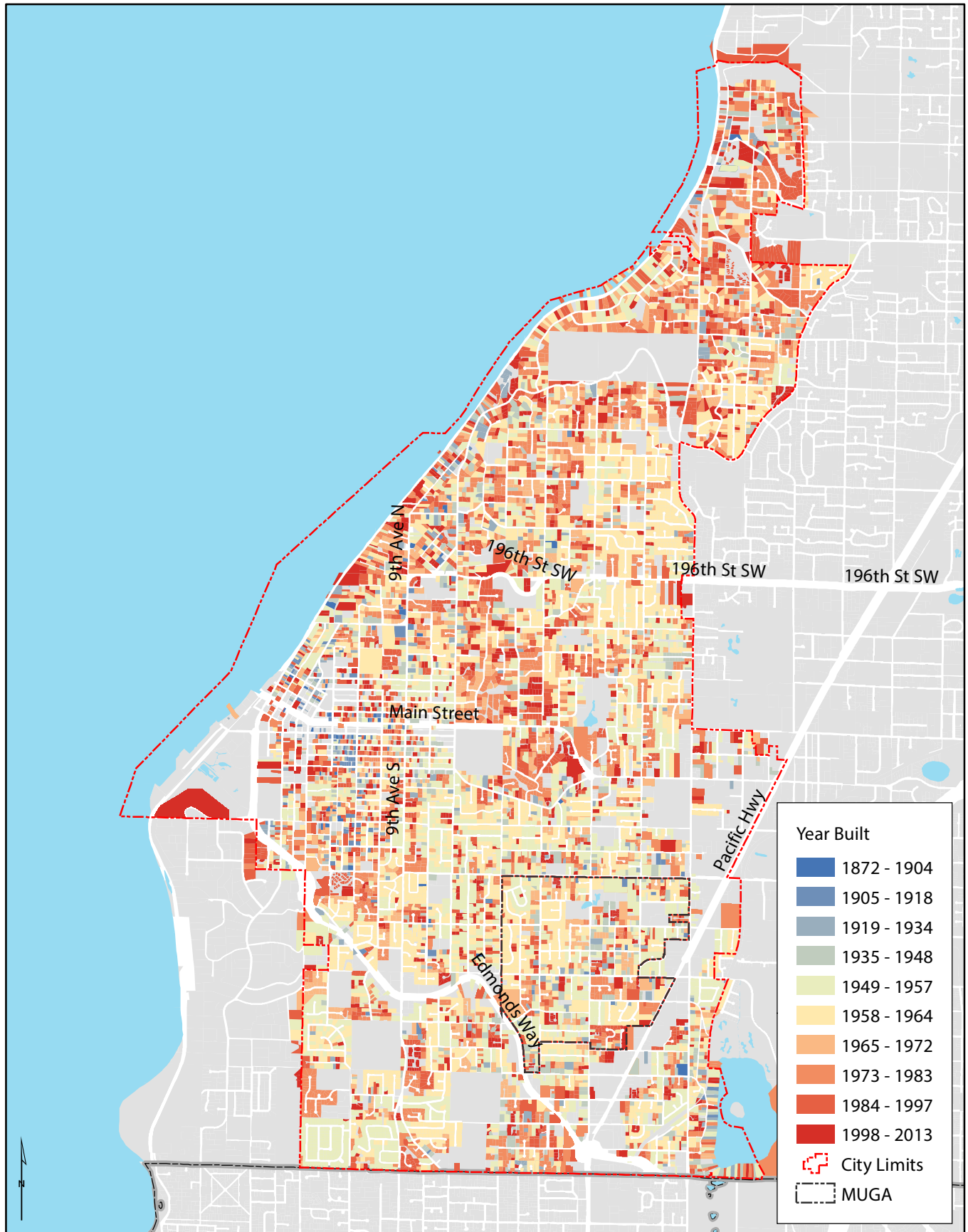
Map 2.1. Voucher Location and Transit Access

Sources: HASCO 2014; Snohomish County Community Transit, 2014; Snohomish County Information Services, 2013



Map 2.2. Age of Housing Stock

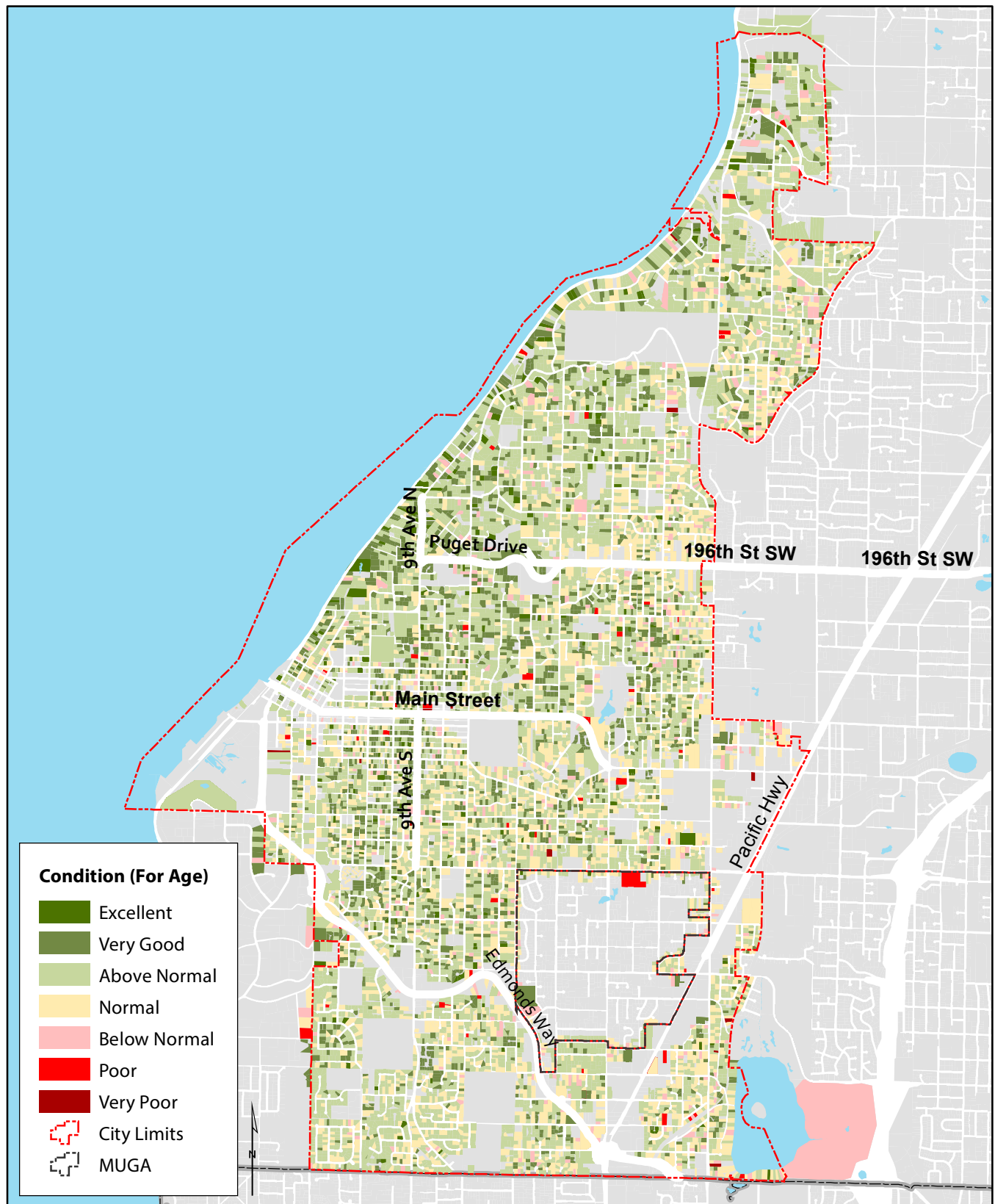
Sources: Snohomish County Assessor, 2012; Snohomish County Information Services, 2012



0 0.375 0.75 1.5 Miles

Map 2.3. Condition of Housing Stock

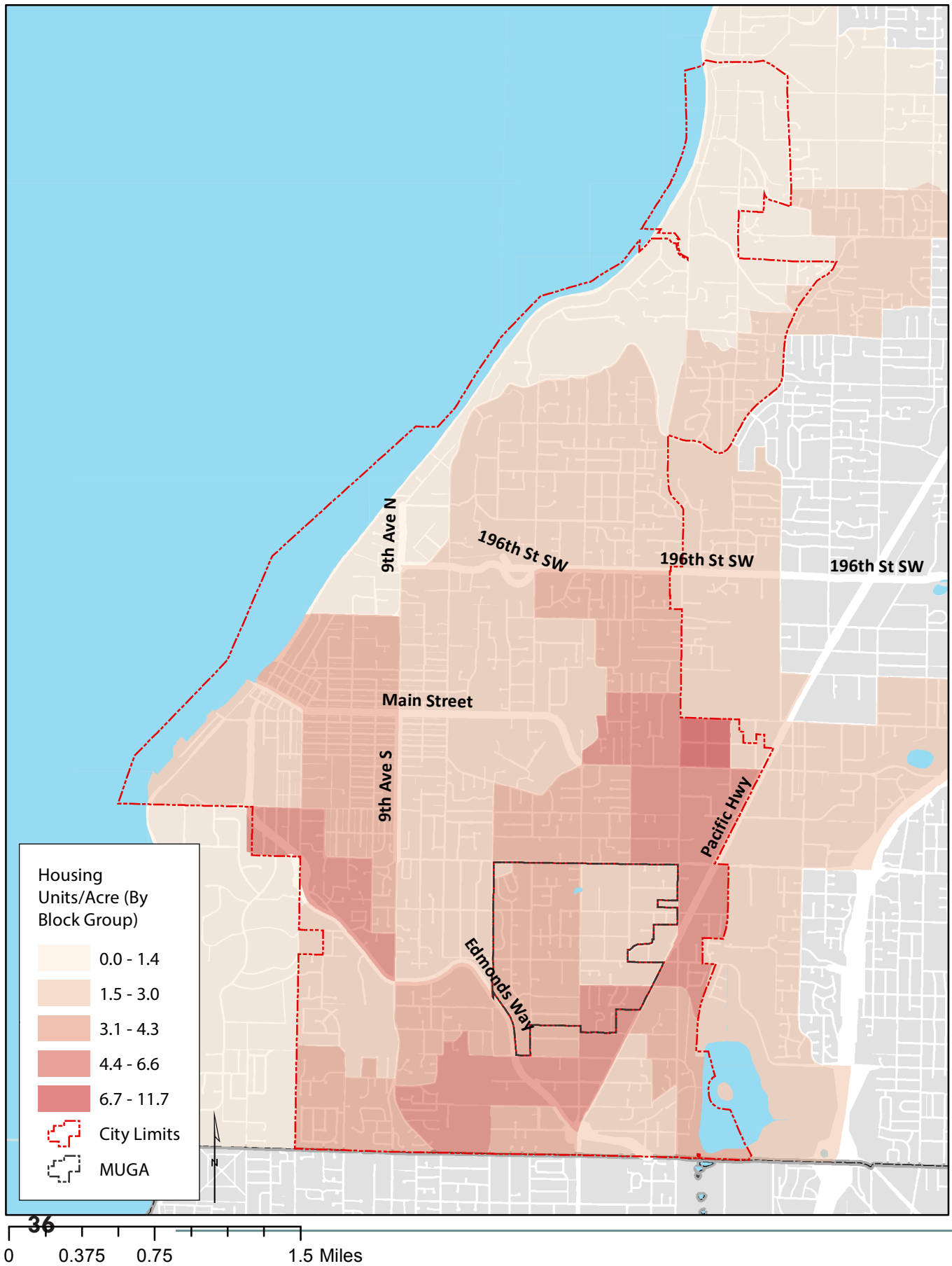
Sources: Snohomish County Assessor, 2014; Snohomish County Information Services, 2013



0 0.375 0.75 1.5 Miles

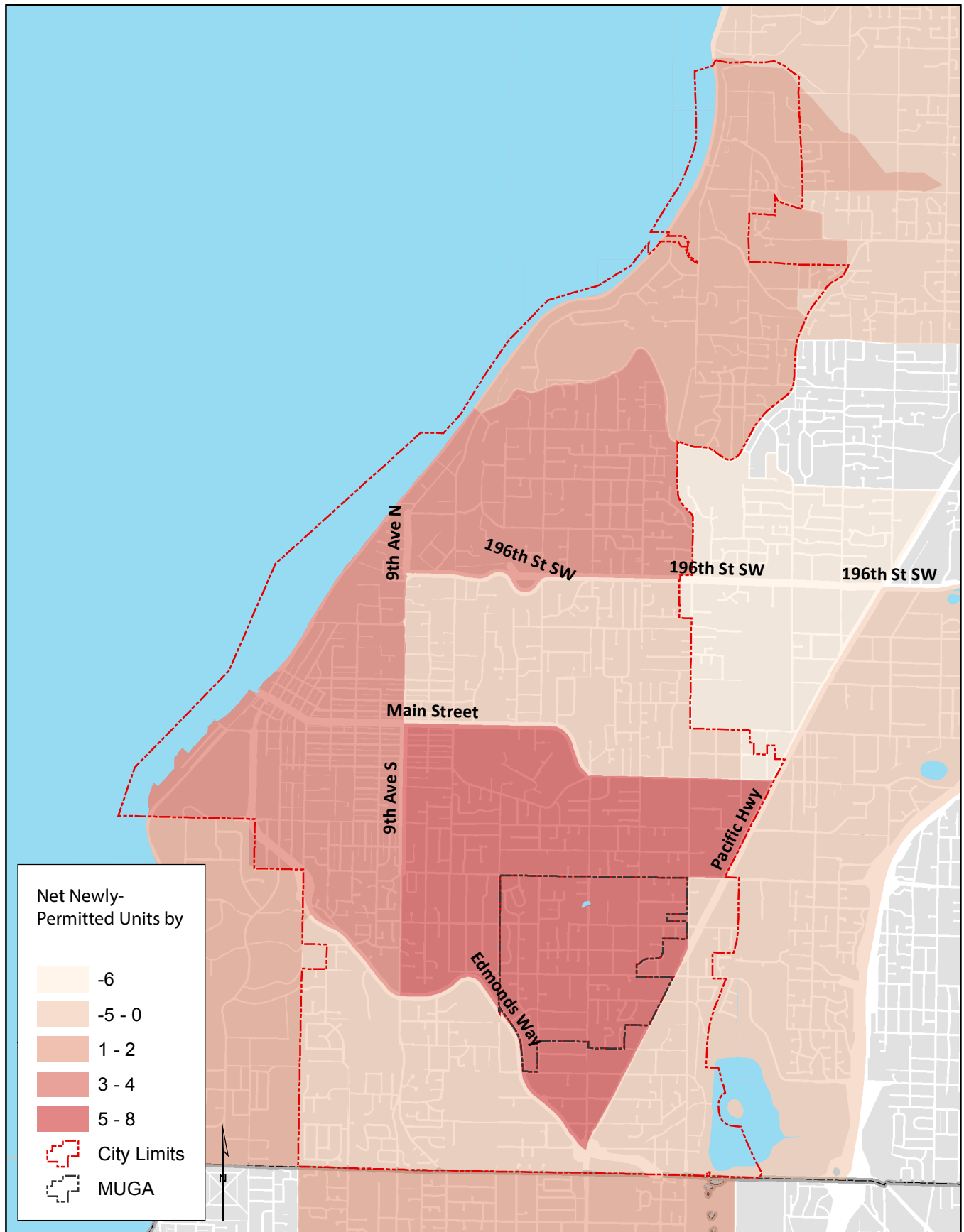
Map 2.4. Housing Density

Sources: American Community Survey, 2008 - 2012; Snohomish County Information Services, 2013



Map 2.7. New Single Family Permits by Census Tract, 2011

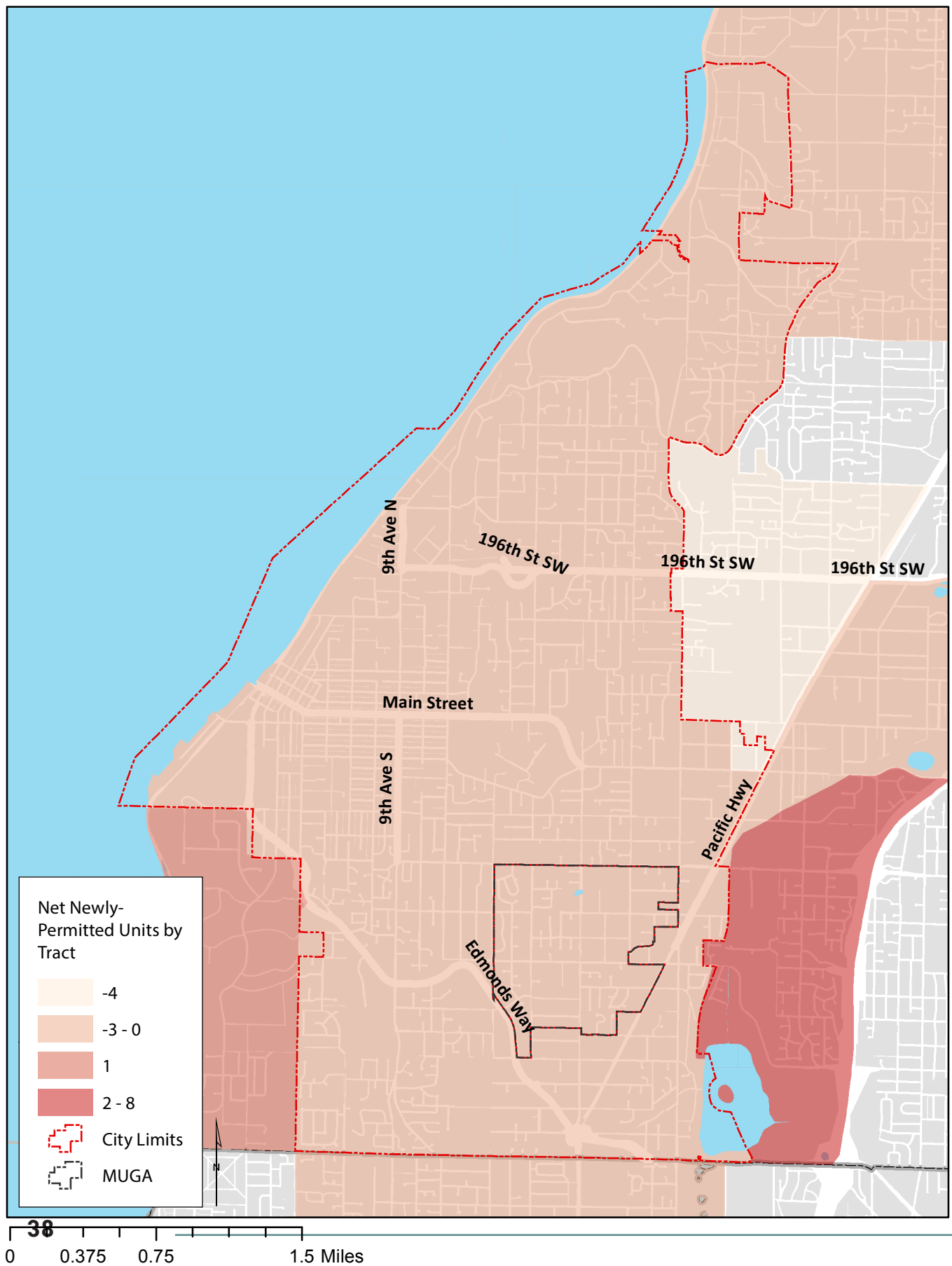
Sources: Snohomish County Information Services, 2012; PSRC, 2011



0 0.375 0.75 1.5 Miles

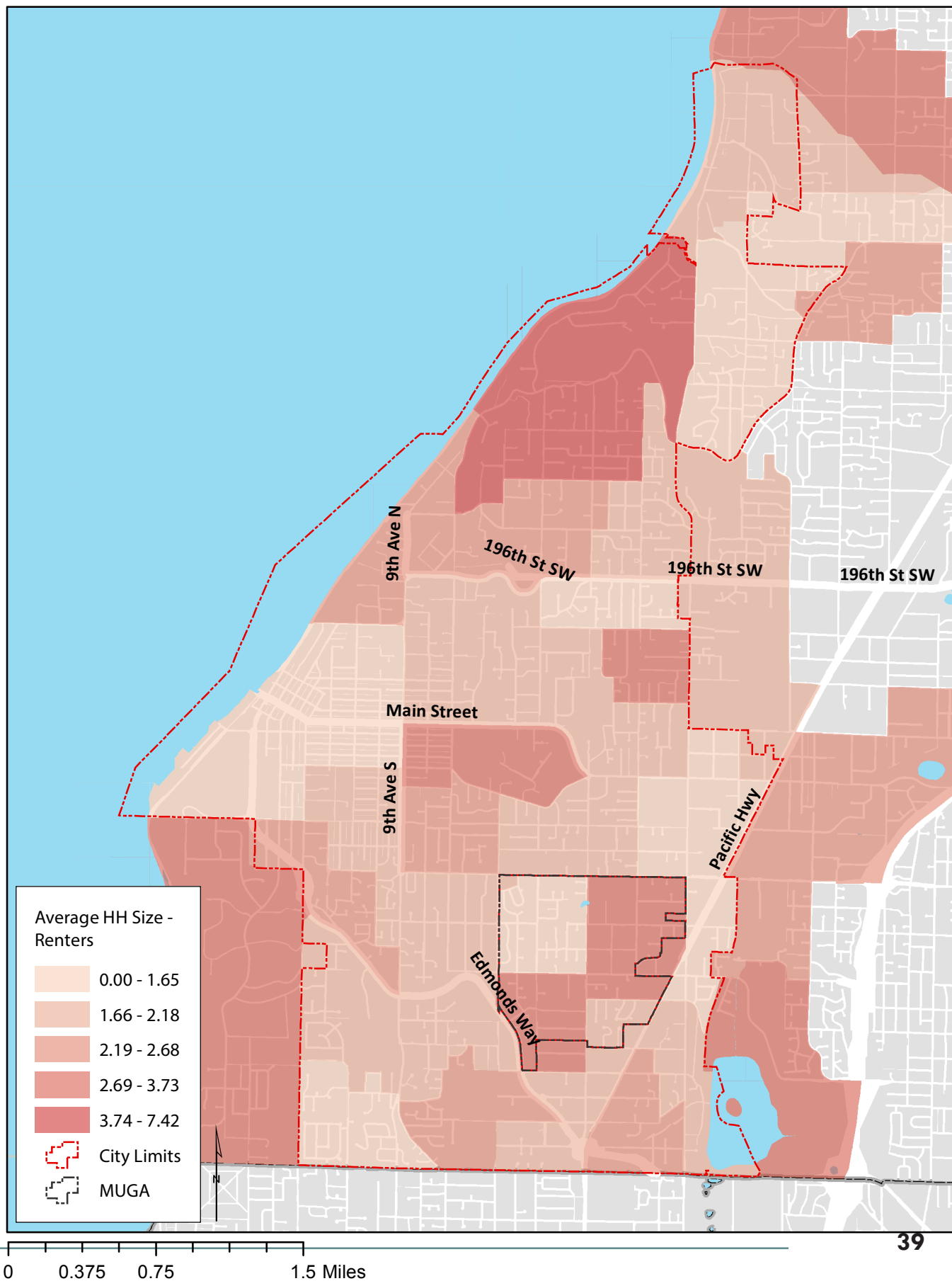
Map 2.8. New Multifamily Permits by Census Tract, 2011

Sources: Snohomish County Information Services, 2012; PSRC, 2011



Map 2.9. Average Renter Household Size

Sources: American Community Survey, 2008 - 2012; Snohomish County Information Services, 2013



Appendices

Appendix A: Multifamily Rent Comparables by Property, City of Edmonds

Studio						1 Bedroom					2 Bedroom, 1 Bath					2 Bedroom, 2 Bath					3 Bedroom, 1 Bath					3 Bedroom, 2 Bath					4 Bedroom					5 Bedroom											
Units in Building	Age	Studio Rent	Utilities	Total	Minimum Income	Units in Building	Age	1Bd-Rent	Utilities	Total	Minimum Income	Units in Building	Age	2/1-Rent	Utilities	Total	Minimum Income	Units in Building	Age	2/2-Rent	Utilities	Total	Minimum Income	Units in Building	Age	3/1-Rent	Utilities	Total	Minimum Income	Units in Building	Age	3/2-Rent	Utilities	Total	Minimum Income	Units in Building	Age	4Bed-Rent	Utilities	Total	Minimum Income	Units in Building	Age	5Bed-Rent	Utilities	Total	Minimum Income
4-20+	1945	\$500	\$ 46	\$546	Very Low	4-20+	1965	\$725	\$ 171	\$896	Low	4-20+	1965	\$830	\$ 191	\$1,021	Low	3-4-19	1975	\$866	\$ 77	\$943	Very Low	4-20+	1965	\$953	\$ 220	\$1,173	Low	4-20+	1965	\$1,200	\$ 220	\$1,420	Low	1-5F	1945	\$1,895	\$ 247	\$2,142	Moderate	1-5F	1945	\$2,400	\$ 276	\$2,676	Middle
4-20+	2010	\$1,035	\$ 152	\$1,187	Low	4-20+	1965	\$689	\$ 171	\$860	Low	4-20+	1965	\$770	\$ 191	\$961	Very Low	4-20+	1965	\$870	\$191	\$1,061	Low	4-20+	1965	\$985	\$ 220	\$1,205	Low	4-20+	1965	\$1,066	\$ 220	\$1,286	Low	1-5F	1945	\$2,300	\$ 247	\$2,447	Middle	1-5F	1945	\$2,000	\$ 276	\$2,276	Moderate
4-20+	1975	\$682	\$ 152	\$834	Low	4-20+	1965	\$850	\$ 62	\$912	Low	4-20+	1965	\$950	\$ 77	\$1,027	Low	4-20+	1965	\$875	\$ 77	\$952	Very Low	4-20+	1965	\$1,050	\$ 94	\$1,144	Low	4-20+	1965	\$1,050	\$ 94	\$1,144	Low	1-5F	1965	\$1,700	\$ 247	\$1,947	Moderate	1-5F	2000	\$3,495	\$ 276	\$3,771	Not Affordable
4-20+	1975	\$690	\$ 152	\$842	Low	4-20+	1965	\$785	\$ 171	\$956	Low	4-20+	1965	\$1,050	\$ 191	\$1,241	Low	3-4-19	1985	\$1,015	\$ 77	\$1,092	Low	4-20+	1945	\$1,000	\$ 94	\$1,094	Very Low	4-20+	1985	\$1,200	\$ 220	\$1,420	Low	1-5F	2000	\$2,100	\$ 247	\$2,347	Moderate	1-5F	1975	\$2,395	\$ 276	\$2,671	Middle
4-20+	1975	\$685	\$ 152	\$837	Low	4-20+	1945	\$810	\$ 171	\$981	Low	4-20+	1945	\$795	\$ 191	\$986	Very Low	4-20+	1965	\$925	\$ 77	\$1,002	Low	4-20+	1975	\$976	\$ 220	\$1,196	Low	3-4-19	1985	\$1,100	\$ 94	\$1,194	Low	1-5F	1975	\$1,995	\$ 247	\$2,242	Moderate	1-5F	2000	\$2,550	\$ 276	\$2,826	Middle
4-20+	1965	\$425	\$ 152	\$577	Very Low	4-20+	1965	\$775	\$ 62	\$837	Low	4-20+	1945	\$725	\$ 77	\$802	Very Low	4-20+	1985	\$1,025	\$191	\$1,216	Low	4-20+	1965	\$875	\$ 220	\$1,095	Very Low	4-20+	1965	\$910	\$ 220	\$1,130	Very Low	1-5F	1975	\$2,295	\$ 247	\$2,542	Middle						
4-20+	1985	\$793	\$ 152	\$945	Low	4-20+	1945	\$650	\$ 62	\$712	Very Low	4-20+	1945	\$845	\$ 77	\$922	Very Low	4-20+	2010	\$1,431	\$191	\$1,622	Moderate	1-5F	1945	\$1,400	\$ 220	\$1,620	Low	4-20+	1985	\$1,293	\$ 220	\$1,513	Low	1-5F	1975	\$2,000	\$ 247	\$2,247	Moderate						
3-4-19	1975	\$850	\$ 46	\$896	Low	4-20+	1945	\$619	\$ 62	\$681	Very Low	3-4-19	1975	\$810	\$ 77	\$887	Very Low	3-4-19	1965	\$895	\$ 77	\$972	Very Low	1-5F	1945	\$1,895	\$ 220	\$2,115	Moderate	1-5F	1945	\$2,200	\$ 220	\$2,420	Middle	1-5F	1990	\$1,895	\$ 247	\$2,142	Moderate						
						4-20+	1965	\$670	\$ 62	\$732	Very Low	4-20+	1985	\$955	\$ 191	\$1,146	Low	4-20+	1985	\$1,050	\$191	\$1,241	Low	1-5F	1945	\$1,595	\$ 220	\$1,815	Moderate	1-5F	1965	\$1,695	\$ 220	\$1,915	Moderate	1-5F	2000	\$4,100	\$ 247	\$4,347	Not Affordable						
						4-20+	1985	\$800	\$ 171	\$971	Low	3-4-19	1975	\$925	\$ 77	\$1,002	Low	4-20+	1985	\$925	\$ 77	\$1,002	Low	1-5F	1945	\$1,650	\$ 220	\$1,870	Moderate	1-5F	1965	\$1,800	\$ 220	\$2,020	Moderate	1-5F	1975	\$2,800	\$ 247	\$3,047	Middle						
						3-4-19	1985	\$725	\$ 62	\$787	Very Low	4-20+	1975	\$820	\$ 191	\$1,011	Low	4-20+	1985	\$875	\$ 77	\$952	Very Low	1-5F	1965	\$1,375	\$ 220	\$1,595	Low	1-5F	1945	\$3,995	\$ 220	\$4,215	Not Affordable												
						4-20+	1975	\$760	\$ 171	\$931	Low	4-20+	2010	\$1,325	\$ 191	\$1,516	Moderate	4-20+	1975	\$950	\$ 77	\$1,027	Low	1-5F	1945	\$1,250	\$ 220	\$1,470	Low	1-5F	1945	\$1,495	\$ 220	\$1,715	Moderate												
						4-20+	2010	\$1,207	\$ 171	\$1,378	Moderate	4-20+	1985	\$770	\$ 191	\$961	Very Low	4-20+	1965	\$880	\$ 77	\$957	Very Low	1-5F	1945	\$1,395	\$ 220	\$1,615	Low	1-5F	1945	\$1,395	\$ 220	\$1,615	Low												
						4-20+	1985	\$710	\$ 171	\$881	Low	4-20+	1975	\$932	\$ 191	\$1,123	Low	4-20+	1975	\$992	\$191	\$1,183	Low	1-5F	1945	\$1,250	\$ 220	\$1,470	Low	1-5F	1945	\$1,595	\$ 220	\$1,815	Moderate												
						4-20+	1985	\$825	\$ 62	\$887	Low	4-20+	1975	\$891	\$ 191	\$1,082	Low	4-20+	1975	\$975	\$191	\$1,166	Low	3-4-19	1945	\$1,400	\$ 94	\$1,494	Low	1-5F	1945	\$2,400	\$ 220	\$2,620	Middle												
						4-20+	1975	\$744	\$ 171	\$915	Low	4-20+	1975	\$750	\$ 191	\$941	Very Low	4-20+	1975	\$840	\$191	\$1,031	Low	3-4-19	1945	\$1,400	\$ 94	\$1,494	Low	1-5F	1945	\$1,395	\$ 220	\$1,615	Low												
						4-20+	1965	\$695	\$ 62	\$757	Very Low	4-20+	1975	\$795	\$ 191	\$986	Very Low	4-20+	1975	\$850	\$ 77	\$927	Very Low	4-20+	1965	\$1,100	\$ 94	\$1,194	Low	3-4-19	1975	\$1,000	\$ 94	\$1,094	Very Low												
						4-20+	1975	\$786	\$ 171	\$957	Low	4-20+	1975	\$885	\$ 77	\$962	Very Low	4-20+	1985	\$1,028	\$191	\$1,219	Low	3-4-19	1975	\$2,195	\$ 94	\$2,289	Middle	3-4-19	1965	\$1,200	\$ 94	\$1,294	Low												
						4-20+	1975	\$700	\$ 171	\$871	Low	4-20+	1965	\$795	\$ 191	\$986	Very Low	1-5F	1945	\$1,725	\$191	\$1,916	Middle	2-2-3	2000	\$1,425	\$ 220	\$1,645	Low	2-2-3	2000	\$1,425	\$ 220	\$1,645	Low												
						4-20+	1975	\$715	\$ 171	\$886	Low	4-20+	1985	\$957	\$ 191	\$1,148	Low	3-4-19	1975	\$700	\$ 77	\$777	Very Low	1-5F	1945	\$1,595	\$ 220	\$1,815	Moderate	2-2-3	1945	\$1,295	\$ 94	\$1,389	Low												
						4-20+	1975	\$705	\$ 171	\$876	Low	1-5F	1945	\$1,150	\$ 191	\$1,341	Low	1-5F	1900	\$1,195	\$191	\$1,386	Low	1-5F	2000	\$2,250	\$ 220	\$2,470	Middle	1-5F	1975	\$1,675	\$ 220	\$1,895	Moderate												
						4-20+	1975	\$735	\$ 62	\$797	Very Low	3-4-19	1945	\$850	\$ 77	\$927	Very Low	3-4-19	1975	\$850	\$ 77	\$927	Very Low	1-5F	1975	\$1,975	\$ 220	\$2,195	Middle	1-5F	1975	\$1,995	\$ 220	\$2,215	Middle												
						4-20+	1965	\$710	\$ 171	\$881	Low	3-4-19	1965	\$840	\$ 77	\$917	Very Low	2-2-3	1965	\$1,475	\$ 77	\$1,552	Moderate	1-5F	1975	\$1,975	\$ 220	\$2,195	Middle	1-5F	1985	\$1,400	\$ 220	\$1,620	Low												
						4-20+	1985	\$860	\$ 171	\$1,031	Low	3-4-19	1945	\$985	\$ 77	\$1,062	Low	2-2-3	1945	\$1,495	\$191	\$1,686	Moderate	1-5F	1975	\$1,975	\$ 220	\$2,195	Middle	1-5F	1985	\$1,400	\$ 220	\$1,620	Low												
						1-5F	1900	\$1,350	\$ 171	\$1,521	Moderate	3-4-19	1945	\$900	\$ 77	\$977	Very Low	2-2-3	1945	\$1,200	\$191	\$1,391	Low	1-5F	1975	\$1,975	\$ 220	\$2,195	Middle	1-5F	1985	\$1,400	\$ 220	\$1,620	Low												
						3-4-19	1975	\$755	\$ 62	\$817	Very Low	3-4-19	1945	\$839	\$ 77	\$916	Very Low							1-5F	1975	\$1,995	\$ 220	\$2,215	Middle	1-5F	1985	\$1,400	\$ 220	\$1,620	Low												
						3-4-19	1945	\$750	\$ 62	\$812	Very Low	2-2-3	1945	\$925	\$ 77	\$1,002	Low							1-5F	1975	\$1,995	\$ 220	\$2,215	Middle	1-5F	1985	\$1,400	\$ 220	\$1,620	Low												
						3-4-19	1965	\$710	\$ 62	\$772	Very Low													1-5F	1975	\$1,995	\$ 220	\$2,215	Middle	1-5F	1985	\$1,400	\$ 220	\$1,620	Low												
						3-4-19	1945	\$800	\$ 62	\$862	Low													1-5F	1975	\$1,995	\$ 220	\$2,215	Middle	1-5F	1985	\$1,400	\$ 220	\$1,620	Low												
						3-4-19	1945	\$631	\$ 62	\$693	Very Low													1-5F	1975	\$1,995	\$ 220	\$2,215	Middle	1-5F	1985	\$1,400	\$ 220	\$1,620	Low												
						3-4-19	1945	\$600	\$ 62	\$662	Very Low													1-5F	1975	\$1,995	\$ 220	\$2,215	Middle	1-5F	1985	\$1,400	\$ 220	\$1,620	Low												

Appendix B: Assisted Units by Property, City of Edmonds

PROPERTY NAME	STREET ADDRESS	PARCEL ID	ASSISTED UNITS BY INCOME LEVEL				SUBSIDIZED UNITS	WORKFORCE UNITS	TRANSITIONAL UNITS	OWNER	POPULATION SERVED	FUNDING SOURCES
			Extremely Low	Very Low	Low	Moderate						
Section 8 Housing Choice Vouchers (HASCO)	Various	Various	122	33	21	2	178			Public (HASCO)	Various	HUD Section 8 Housing Choice Vouchers
Section 8 Housing Choice Vouchers (EHA)	Various	Various	14	2	1		17			Public (EHA)	Various	HUD Section 8 Housing Choice Vouchers
Aurora House	20903 70th Ave W	27042000302700		16					16	Public (HASCO)	Mentally Ill	Bond
Ballinger Court Apts.	22707 76th Ave. W	27042900308400		28	64			92		Private Nonprofit (SHAG)	Seniors	Tax Credit, Bond
Edmonds Highlands	23326 Edmonds Way	00555300100300			108		12	108		Public (HASCO)	Family	Section 8 Project-Based Vouchers, Bond, Sound Families
McKinney House	19515 73rd Ave W	27041700303300	5				5			Private Nonprofit (Compass Health)	Mentally Ill	HUD Supportive Housing Program
Olympic View Apartments	303 Howell Way	27032600100300	43				43			Public (HASCO)	Seniors	Section 8 Project-Based Voucher, Tax Credit, Bond, County Housing Trust Fund, State Housing Trust Fund
Sound View Apartments	417 Third Ave S	27032600100500	43				43			Public (HASCO)	Seniors	Section 8 Project-Based Voucher, Tax Credit, Bond, County Housing Trust Fund, State Housing Trust Fund
Tri-level House	8629 196th St SW	27041800309900	5				5			Private Nonprofit (Compass Health)	Mentally Ill	HUD Supportive Housing Program
Zeigen House	20208 73rd Ave W	00400600001400	1					1		Private Nonprofit (Compass Health)	Mentally Ill	State Housing Trust Fund, County Housing Trust Fund

Appendix C: Single Family Home Sales, 2008-2012

	2008	2009	2010	2011	2012
Number of Sales	416	517	577	586	666
Average Sale Price	\$ 465,736	\$ 409,870	\$ 404,634	\$ 359,465	\$ 383,157
Median Sale Price	\$ 411,000	\$ 355,000	\$ 346,500	\$ 315,000	\$ 339,975

Median Sale Price Home Affordability

	2008	2009	2010	2011	2012
Mortgage Amount	\$ 328,800	\$ 284,000	\$ 277,200	\$ 252,000	\$ 271,980
Interest Rate	6.09%	5.06%	4.83%	4.58%	3.66%

Monthly PITI

Principal + Interest	\$ 1,990	\$ 1,535	\$ 1,459	\$ 1,289	\$ 1,246
Property Taxes	\$ 343	\$ 296	\$ 289	\$ 263	\$ 283
Insurance	\$ 130	\$ 112	\$ 110	\$ 100	\$ 108
Utilities	\$ 269	\$ 269	\$ 276	\$ 281	\$ 258
TOTAL	\$ 2,463	\$ 1,943	\$ 1,858	\$ 1,651	\$ 1,637

Minimum Annual Income	\$ 98,522	\$ 77,730	\$ 74,315	\$ 66,044	\$ 65,468
in 2012 Dollars	\$ 105,061	\$ 83,186	\$ 78,247	\$ 67,411	

First Quartile Sale Price Home Affordability

	2008	2009	2010	2011	2012
Mortgage Amount	\$ 264,000	\$ 240,000	\$ 218,305	\$ 192,000	\$ 200,000
Interest Rate	6.09%	5.06%	4.83%	4.58%	3.66%

Monthly PITI

Principal + Interest	\$ 1,598	\$ 1,297	\$ 1,149	\$ 982	\$ 916
Property Taxes	\$ 275	\$ 250	\$ 227	\$ 200	\$ 208
Insurance	\$ 105	\$ 95	\$ 86	\$ 76	\$ 79
Utilities	\$ 269	\$ 269	\$ 276	\$ 281	\$ 258
TOTAL	\$ 2,247	\$ 1,911	\$ 1,739	\$ 1,539	\$ 1,462

Minimum Annual Income	\$ 89,867	\$ 76,444	\$ 69,566	\$ 61,557	\$ 58,470
in 2012 Dollars	\$ 95,832	\$ 81,810	\$ 73,247	\$ 62,831	

Appendix D: Affordable Housing Glossary

Affordable Housing: For housing to be considered affordable, a household should not pay more than 30 percent of its annual income on housing. This includes all costs related to housing - rent, mortgage payments, utilities, etc.

AMI: Area Median Income. The measure of median income used in this report is that of the Seattle-Bellevue HMFA. This measure is used in administering the Section 8 voucher program in Snohomish County.

Cost-Burdened: Households that spend more than 30 percent of their income on housing.

Extremely Low Income: Households that make up to 30 percent of AMI.

Fair Market Rent: HUD determines what a reasonable rent level should be for a geographic area, and sets this as the area's fair market rent. Section 8 voucher holders are limited to selecting units that do not rent for more than fair market rent.

HMFA: HUD Metro FMR Area

Low Income: Households that make up to 80 percent of AMI.

Median Income: The median income for a community is the annual income at which half the households earn less and half earn more.

Middle Income: Households that make up to 120 percent of AMI.

Moderate Income: Households that make up to 95 percent of AMI.

PHA: Public Housing Agency

Section 8: HUD's Section 8 Housing Choice voucher program. Qualifying households can take their voucher to any housing unit which meets HUD safety and market rent standards. HUD funds are administered by PHAs.

Severely Cost-Burdened: Households that spend more than 50 percent of their income on housing.

Subsidized Rental Unit: A unit which benefits from a direct, monthly rent subsidy. This subsidy will vary to ensure that a household does not spend more than 30% of their income on housing. Section 8 Housing Choice Vouchers are an example of a direct rent subsidy.

Very Low Income: Households that make up to 50 percent of AMI.

Workforce Rental Housing: Workforce rental units have rents which are set in order to be affordable to households at certain income levels. While a household may need to have income below a certain level to apply for a workforce rental unit, the rent level does not adjust to their actual income. A property may feature units with rents affordable to households with 50% AMI,

but a household earning 30% AMI would still have to pay the same rent

Appendix E: Methodology

Affordability - Adjustment for Household Size

Where it is indicated that housing cost affordability is assessed adjusting for household size, several factors are considered. First, using HUD standards, the appropriate size range that could inhabit the housing unit in question is determined. For example, the appropriate range for a 2 bedroom unit would be 2-4 people. Next, the cutoff income levels are averaged across the household size range, and this average is used for comparison.

To assess whether or not a 2 bedroom unit is affordable to extremely low income households using this method, one would first average the extremely low cutoff levels for 2-, 3-, and 4-person households. For 2012, these levels were \$21,150, \$23,800, and \$26,400. Their average is \$23,783. A household with this income can afford to spend no more than \$595 per month on housing. If the unit in question rents for less than this amount, then one can say that, on average, it is affordable to extremely low income households, adjusting for household size.

Table E.1, below, shows the maximum a household at each income level can afford to spend on housing per month by household size.

Table E.1. Maximum Monthly Housing Expense by Household Size, Seattle-Bellevue HMFA 2012

	Number of Persons Per Household								HMFA Overall
	1	2	3	4	5	6	7	8	
Extremely Low	\$455	\$520	\$585	\$650	\$703	\$755	\$806	\$859	\$650
Very Low	\$759	\$868	\$976	\$1,084	\$1,171	\$1,258	\$1,345	\$1,431	\$1,084
Low	\$1,128	\$1,289	\$1,450	\$1,610	\$1,740	\$1,869	\$1,998	\$2,126	\$1,734
Moderate	\$1,442	\$1,648	\$1,855	\$2,059	\$2,225	\$2,389	\$2,556	\$2,719	\$2,059
Middle	\$1,821	\$2,082	\$2,343	\$2,601	\$2,811	\$3,018	\$3,228	\$3,435	\$2,601

Source: US Department of Housing & Urban Development, 2012

Home ownership affordability

Home ownership affordability was calculated using similar techniques to the California Association of Realtor’s Housing Affordability Index. First, property sale data was acquired from the Snohomish County Assessor, and single family home sales in Everett were separated. Next, the monthly payment for these homes was calculated using several assumptions:

- Assuming a 20% down payment, the loan amount is then 80% of the total sale price
- Mortgage term is 30 years
- Interest rate is the national average effective composite rate for previously occupied homes as reported by the Federal Housing Finance Board
- Monthly property taxes are assumed to be 1% of the sale price divided by 12
- Monthly insurance payments are assumed to be 0.38% of the sale price divided by 12

Using all of these assumptions, the monthly payment is the sum of principal and interest; taxes; and insurance.

Household Income Levels

Area Median Income, or AMI, is an important part of many housing affordability calculations. In Snohomish County, HUD uses the Seattle-Bellevue HMFA median income as AMI. This is recalculated every year, both as an overall average and by household size up to 8 individuals. Standard income levels are as follows:

- Extremely low income: <30% AMI
- Very low income: between 30 and 50% AMI
- Low income: between 50 and 80% AMI
- Moderate income: between 80 and 95% AMI
- Middle income: between 95 and 120% AMI

Household Profiles

Information on households was gathered from Section 8 Housing Choice Voucher data from both the Housing Authority of Snohomish County (HASCO) and Everett Housing Authority (EHA). All names have been changed as well as many other nonessential details to protect privacy.

City Council Meeting

Meeting Date: 01/13/2015

Time: 10 Minutes

Submitted By: Renee McRae

Department: Parks and Recreation

Type: Forward to Consent

Information

Subject Title

Review of proposed changes to Edmonds City Code, Chapter 10.16 Cemetery Board

Recommendation

Forward the proposed changes to the January 20th City Council consent agenda.

Previous Council Action

Narrative

The proposed changes add language that is consistent with the City code for other boards/commissions, as well as housekeeping changes. The changes also alter the membership to provide the Cemetery Board with the ability to conduct business on a monthly basis. For several years the Cemetery Board has experienced difficulty with having a full board, 7 members and 2 alternates.

10.16.010 Changes the makeup of the board to up to seven community members and eliminates the two alternates, and adds appointment by the Mayor and confirmation by City Council.

10.16.020 Eliminates references to alternates.

10.16.030 Officers, Meeting, Quorum is new language that mirrors other boards/commissions.

10.16.040 Powers of board - revised so that it is relative to the functions of the Cemetery Board.

10.16.050 Revised to annual report.

10.16.070 Cemetery Board Alternates deleted.

Attachments

Cemetery Board redlined

Cemetery Board code revised

Form Review

Inbox	Reviewed By	Date
City Clerk	Scott Passey	01/07/2015 09:17 AM
Mayor	Dave Earling	01/07/2015 09:42 AM

Finalize for Agenda
Form Started By: Renee McRae
Final Approval Date: 01/08/2015

Scott Passey

01/08/2015 10:30 AM
Started On: 01/05/2015 02:03 PM

Chapter 10.16
CEMETERY BOARD

Sections:

- 10.16.010 Cemetery board – Members and their terms.
- 10.16.020 Vacancy – Removal.
- 10.16.030 Officers, Meetings, Quorum
- ~~10.16.030—040~~ Powers of board.
- ~~10.16.040—050~~ Meetings – Annual report.
- ~~10.16.050—060~~ Funds for improvement and maintenance of the cemetery.
- ~~10.16.060—070~~ Board subordinate to council.
- ~~10.16.070 Cemetery board alternates.~~
- 10.16.200 Severability.

10.16.010 Cemetery board – Members and their terms.

The cemetery board shall be composed of up to seven community members appointed by the Mayor and confirmed by the City Council. ~~., plus two additional persons to serve as alternates, as provided under ECC 10.16.070. Board members Members and the alternates~~ shall be appointed for four-year terms terminating on December 31st. [Ord. 3095 § 1, 1996; Ord. 2839 § 1, 1991; Ord. 2570, 1986; Ord. 2306, 1982].

10.16.020 Vacancy – Removal.

Vacancies occurring other than through the expiration of terms may be filled for the unexpired terms ~~., and the persons serving as the cemetery board alternates shall be given priority in filling a vacancy.~~ Members may be removed by the mayor, with approval of the city council, after a public hearing before the city council for inefficiency, neglect of duty or malfeasance in office. Members shall also be removed for failure to maintain attendance as required by provisions of the Edmonds City Code. ~~The persons serving as the cemetery board alternates shall be subject to the same provisions for removal as for members.~~ [Ord. 3095 § 2, 1996; Ord. 2839 § 2, 1991; Ord. 2306, 1982].

10.16.030 Officers, Meeting, Quorum

Members of the board shall meet and organize by electing officers from the members of the board a chair and a vice-chair, and such other officers as may be determined by the board. It shall be the duty of the chair to preside at all meetings. The vice-chair shall perform this duty in the absence of the chair. A majority of the board shall constitute a quorum for the transaction of business. The board shall set its own meeting dates and shall give notice of such meeting in compliance with the Open Public Meeting Act of the State of Washington, as it now exists and as it may be amended from time to time. Staff assistance will be provided at the discretion of the mayor.

10.16.030040 Powers of board.

The cemetery board shall ~~have full power to manage the operation of the municipal cemetery and to that end shall have powers~~ work with the Parks Department to:

- A. ~~To e~~Establish rules and regulations to carry out the provisions of this chapter.
- ~~B. To regulate the sale and location of burial lots and/or to contract with persons to provide such services.~~
- ~~CB. To provide~~ Make recommendations for the improvement and maintenance of the cemetery. ~~To that end the board shall submit proposed maintenance and capital improvement budgets to the city council in conjunction with the budget process for the city.~~
- ~~D. To determine the types of plantings, monuments and markers that will be permitted for the proper and most attractive development of the cemetery.~~
- ~~EC. To a~~Accept any gift of money or property on behalf of the cemetery.
- ~~F. In carrying out duties and responsibilities, the board shall have such staff assistance as authorized by the mayor.~~

~~Provided that, the person serving as a cemetery board alternate shall not possess any of the preceding powers until such person becomes a cemetery board member. [Ord. 3095 § 3, 1996; Ord. 2839 § 3, 1991; Ord. 2306, 1982].~~

10.16.04050 Meetings—Annual report.

~~The board shall hold such meetings as are necessary to perform the functions set forth herein and as set forth in its rules and regulations.~~ The board shall report ~~at least quarterly~~ annually to the council concerning the operations of the cemetery, the short and long term goals of the board concerning the cemetery and a report on the activities of the board. [Ord. 2306, 1982].

10.16.05060 Funds for improvement and maintenance of the cemetery.

A. There are hereby created two special funds of the city to be known as the cemetery improvement fund and the cemetery maintenance trust fund. The city council shall, each year as a part of the budget process, allocate revenue from lot sales, burial fees, and all bequests, gifts and donations received with respect to the cemetery on a percentage basis to said funds.

1. The cemetery improvement and annual maintenance fund shall be used for special projects, special events, capital improvements and other recurring and nonrecurring needs of the cemetery. Expenditures of this fund may be made both from principal and income and the entire amount of such fund may be expended in any year when such expenditures are within the annual budget approved by the city council.

2. The cemetery maintenance trust fund shall be held in trust for future expenditure solely for the purpose of maintaining the cemetery and any capital improvements or facilities located therein in the foreseeable future. Expenditures from this fund shall be limited to the income earned by said funds along with any additional funds appropriated to this fund by the council or donated by any party for the purpose of annual maintenance. To the extent permitted by law, the city council hereby impresses the current fund balance of this fund, as well as any private donations made in trust in favor of the estate of any person buried therein by the descendants of such persons, the Hubbard Family Foundation and any other persons or entities donating funds to the cemetery maintenance trust fund for the sole purpose of maintenance of the cemetery and its capital improvements.

3. The city council shall consider the number of unsold lots, the future market value of unsold lots, and the probable earnings of the trust fund when fully funded by the sale of all lots when allocating revenue. The goal shall be to actuarially fund the cemetery and maintenance fund with sufficient monies so that it may become and remain a self-sufficient source of funding for all recurring maintenance of the cemetery.

B. Any monies in said funds, surplus and available for investment, shall be managed in accordance with RCW 68.12.060. This section shall be considered approval of investments in accordance with RCW 68.12.065 subject to the annual review of the city council in the budget process. All investments shall be reviewed and approved by the finance director.

C. Monies shall be paid out of said funds only upon warrants drawn by the cemetery board and approved in the manner set forth in Chapter 2.25 ECC. All warrants shall be endorsed by the mayor and attested by the city finance director. In no event shall any monies be expended from the cemetery maintenance trust fund in excess of the annual income earned nor shall any money be diverted from such trust fund to any purpose other than provided in this chapter. To the extent permitted by law, the council hereby prohibits itself and future councils from diverting funds for the cemetery maintenance trust fund, while reserving its right to budget monies to or approve expenditures from the cemetery maintenance trust funding future budget years as it, in its sole discretion, shall deem appropriate in order to actuarially provide for the establishment of a fund which will generate sufficient income to meet the future foreseeable maintenance needs of the cemetery. Expenditures of monies from the cemetery improvement fund and the cemetery maintenance trust fund shall be provided for in the annual budget by the council subject to the recommendation of the cemetery board. [Ord. 3797 § 1, 2010; Ord. 2827 § 3, 1991; Ord. 2596, § 1, 1986].

10.16.06070 Board subordinate to council.

The cemetery board shall, at all times, be deemed subordinate to the city council and the city council shall have power to settle all disputes and regulate, modify and supervise the exercise of the powers herein granted. [Ord. 2306, 1982].

~~10.16.070 — Cemetery board alternates.~~

~~In addition to the seven board members, two alternate persons shall be appointed to the cemetery board and shall serve subject to the following provisions:~~

~~A. In the absence of a regularly appointed board member, an alternate shall exercise the powers attributed to board members in ECC 10.16.030 and shall be subject to the same requirements regarding attendance and other attributes of the position. Between the two alternate members, the alternate member who has served upon the cemetery board for the longest period of time shall be the first to serve in a vacant regularly appointed board member position.~~

~~B. When a vacancy upon the cemetery board arises, the replacement member shall be appointed to the open position, and in the event that an alternate is appointed to the board as a board member, a new person shall be appointed to serve as the board alternate. [Ord. 3095 § 4, 1996; Ord. 2839 § 4, 1991].~~

10.16.200 Severability.

If any word, clause, phrase or other portion of this chapter is held to be invalid or unconstitutional by a court of competent jurisdiction, the remaining words, clauses, phrases and other portions of this chapter shall not be affected. [Ord. 2306, 1982].

Chapter 10.16
CEMETERY BOARD

Sections:

- 10.16.010 Cemetery board – Members and their terms
- 10.16.020 Vacancy – Removal
- 10.16.030 Officers, Meetings, Quorum
- 10.16.040 Powers of board
- 10.16.050 Meetings – Annual report
- 10.16.060 Funds for improvement and maintenance of the cemetery
- 10.16.070 Board subordinate to council
- 10.16.200 Severability

10.16.010 Cemetery board – Members and their terms.

The cemetery board shall be composed of up to seven community members appointed by the Mayor and confirmed by the City Council. Members shall be appointed for four-year terms terminating on December 31st. [Ord. 3095 § 1, 1996; Ord. 2839 § 1, 1991; Ord. 2570, 1986; Ord. 2306, 1982].

10.16.020 Vacancy – Removal.

Vacancies occurring other than through the expiration of terms may be filled for the unexpired terms. Members may be removed by the mayor, with approval of the city council, after a public hearing before the city council for inefficiency, neglect of duty or malfeasance in office. Members shall also be removed for failure to maintain attendance as required by provisions of the Edmonds City Code. [Ord. 3095 § 2, 1996; Ord. 2839 § 2, 1991; Ord. 2306, 1982].

10.16.030 Officers, Meeting, Quorum

Members of the board shall meet and organize by electing officers from the members of the board a chair and a vice-chair, and such other officers as may be determined by the board. It shall be the duty of the chair to preside at all meetings. The vice-chair shall perform this duty in the absence of the chair. A majority of the board shall constitute a quorum for the transaction of business. The board shall set its own meeting dates and shall give notice of such meeting in compliance with the Open Public Meeting Act of the State of Washington, as it now exists and as it may be amended from time to time. Staff assistance will be provided at the discretion of the mayor.

10.16.040 Powers of board.

The cemetery board shall work with the Parks Department to:

- A. Establish rules and regulations to carry out the provisions of this chapter.
- B. Make recommendations for the improvement and maintenance of the cemetery. C. Accept any gift of money or property on behalf of the cemetery.
- C. Accept any gift of money or property on behalf of the cemetery.

10.16.050 Annual report.

The board shall report annually to the council concerning the operations of the cemetery, the short and long term goals of the board concerning the cemetery and a report on the activities of the board. [Ord. 2306, 1982].

10.16.060 Funds for improvement and maintenance of the cemetery.

A. There are hereby created two special funds of the city to be known as the cemetery improvement fund and the cemetery maintenance trust fund. The city council shall, each year as a part of the budget process, allocate revenue from lot sales, burial fees, and all bequests, gifts and donations received with respect to the cemetery on a percentage basis to said funds.

- 1. The cemetery improvement and annual maintenance fund shall be used for special projects, special events, capital improvements and other recurring and nonrecurring needs of the cemetery. Expenditures of this fund may

be made both from principal and income and the entire amount of such fund may be expended in any year when such expenditures are within the annual budget approved by the city council.

2. The cemetery maintenance trust fund shall be held in trust for future expenditure solely for the purpose of maintaining the cemetery and any capital improvements or facilities located therein in the foreseeable future. Expenditures from this fund shall be limited to the income earned by said funds along with any additional funds appropriated to this fund by the council or donated by any party for the purpose of annual maintenance. To the extent permitted by law, the city council hereby impresses the current fund balance of this fund, as well as any private donations made in trust in favor of the estate of any person buried therein by the descendants of such persons, the Hubbard Family Foundation and any other persons or entities donating funds to the cemetery maintenance trust fund for the sole purpose of maintenance of the cemetery and its capital improvements.

3. The city council shall consider the number of unsold lots, the future market value of unsold lots, and the probable earnings of the trust fund when fully funded by the sale of all lots when allocating revenue. The goal shall be to actuarially fund the cemetery and maintenance fund with sufficient monies so that it may become and remain a self-sufficient source of funding for all recurring maintenance of the cemetery.

B. Any monies in said funds, surplus and available for investment, shall be managed in accordance with RCW 68.12.060. This section shall be considered approval of investments in accordance with RCW 68.12.065 subject to the annual review of the city council in the budget process. All investments shall be reviewed and approved by the finance director.

C. Monies shall be paid out of said funds only upon warrants drawn by the cemetery board and approved in the manner set forth in Chapter 2.25 ECC. All warrants shall be endorsed by the mayor and attested by the city finance director. In no event shall any monies be expended from the cemetery maintenance trust fund in excess of the annual income earned nor shall any money be diverted from such trust fund to any purpose other than provided in this chapter. To the extent permitted by law, the council hereby prohibits itself and future councils from diverting funds for the cemetery maintenance trust fund, while reserving its right to budget monies to or approve expenditures from the cemetery maintenance trust funding future budget years as it, in its sole discretion, shall deem appropriate in order to actuarially provide for the establishment of a fund which will generate sufficient income to meet the future foreseeable maintenance needs of the cemetery. Expenditures of monies from the cemetery improvement fund and the cemetery maintenance trust fund shall be provided for in the annual budget by the council subject to the recommendation of the cemetery board. [Ord. 3797 § 1, 2010; Ord. 2827 § 3, 1991; Ord. 2596, § 1, 1986].

10.16.070 Board subordinate to council.

The cemetery board shall, at all times, be deemed subordinate to the city council and the city council shall have power to settle all disputes and regulate, modify and supervise the exercise of the powers herein granted. [Ord. 2306, 1982].

10.16.200 Severability.

If any word, clause, phrase or other portion of this chapter is held to be invalid or unconstitutional by a court of competent jurisdiction, the remaining words, clauses, phrases and other portions of this chapter shall not be affected. [Ord. 2306, 1982].

City Council Meeting

Meeting Date: 01/13/2015

Time: 20 Minutes

Submitted For: Council President Fraley-Monillas **Submitted By:** Jana Spellman

Department: City Council

Committee: **Type:** Information

Information

Subject Title

Discussion on Potential Update of Council Vacancy Interviews and Appointment Process

Recommendation

Previous Council Action

January 6, 2015 Council Meeting: The Council rescheduled the discussion of the Council vacancy interviews and appointment process to the January 13, 2015 Council Meeting. The application form was discussed, a few changes were made, and it was approved (see Attachment 3). Former Councilmember Peterson was present during this meeting and was able to vote regarding the questionnaire. Although he is not longer a member of the Council, it should be noted that he worked very hard, along with Council President Fraley-Monillas on this process.

Narrative

Discussion on Potential Update of Council Vacancy Interviews and Appointment Process.

Attachments

Attachment 1 - Edmonds City Council Candidate Interview and Voting Process 1-1-15

Attachment 2 Edmonds City Code Chapter 1.02.035 Filling vacant council positions

Attachment 3 - 20150106 Draft Council Meeting Minutes Excerpt

Form Review

Inbox	Reviewed By	Date
City Clerk	Scott Passey	01/08/2015 09:49 AM
Mayor	Dave Earling	01/08/2015 11:05 AM
Finalize for Agenda	Scott Passey	01/08/2015 11:05 AM
Form Started By: Jana Spellman		Started On: 01/08/2015 09:34 AM
Final Approval Date: 01/08/2015		

Edmonds City Council Candidate Interview and Voting Process

Prior to the Interview Meeting:

Staff will provide either a paper or electronic copy of all application materials for each candidate, along with a list of candidates and their interview times, and a Composite Scoring Sheet.

At least 2 business days prior to the scheduled interview meeting, Councilmembers will submit one question each to the Council President, who may also submit a question for a total of 7 questions.

Council may call applicants with independent questions prior to interview

Open Public Interview Meeting:

For fair and open process the interviews will not be live streamed but will be played after interviews are completed. Interviews for a vacant City Council position will be conducted in an open public meeting. Each interview of an applicant/candidate will be no longer than 40 minutes in length as follows:

1. The applicants' order of appearance is determined by the order in which their applications were received.
2. Only the applicant being interviewed will be allowed in Council chambers; the other applicants will be waiting in an area to be determined by the City Clerk. After completing their interview, each applicant may remain in Council chambers.
3. The applicant will have an opening statement to the City Council. (2 minutes)
4. The City Council will ask a predetermined set of questions which must be responded to by the applicant. Each applicant will be asked and will answer the same set of questions, and will have 2 minutes to answer each question. (15 minutes)
5. Councilmembers may engage in an informal question and answer period in which they may ask and receive answers to miscellaneous questions. (each councilmember will have 1 minute for a question and applicant will have 2 minutes for response)
6. Applicant will have the opportunity for a 2 minute closing statement
7. Councilmembers should score each applicant during the interview.
8. The City Council may reduce the 40 minute interview time if the number of applicants exceeds six (6) candidates, or alternatively, the Council may elect not to interview all of the applicants if the number exceeds six (6) candidates. The decision as to which applicants to interview will be based on the information contained in the application and/or supporting materials, which may include endorsements, letters of reference, etc.
9. At the conclusion of the interviews, the City Council may adjourn into an Executive Session to discuss the qualifications of the applicants. However, all interviews, deliberations, nominations and votes taken by the City Council shall be in an open public session.

Executive Session

The City Attorney should facilitate the discussion of determining each candidate's strengths and weaknesses to determine qualifications. Councilmembers may share their individual rankings of candidates. The Council shall not conduct any straw polls or voting during the Executive Session. At the completion of the discussion, Council adjourns the Executive Session and reconvenes the public meeting.

Attachment 1

Reconvening the Public Open Meeting for Voting:

1. Each Councilmember shall submit a signed written ballot nominating their top three candidates to the City Clerk. Once all ballots are submitted, the Clerk will read aloud the Councilmember's name and their selections. The Council will, by consensus, agree to eliminate 5 candidates receiving the fewest votes.
2. After this, and each round of voting, Councilmembers may deliberate on such matters as criteria for selection and the nominated group of candidates. Following that discussion, the Mayor shall poll Councilmembers to ascertain that Councilmembers are prepared to vote.
3. Repeat Step One using the new list of candidates, but Councilmembers select only their top three candidates. The Council will again, by consensus, eliminate candidates receiving the fewest votes.
4. Repeat Step Three using the new list of candidates, but Councilmembers select only their top two candidates. The Council will again, by consensus, eliminate candidates receiving the fewest votes.
5. The Council may compress any of the steps above by beginning with a top three selection, or skipping to a top two, for instance. A motion and majority vote may amend these rules to do so.
6. In a final step, the Council can choose by majority vote to select their single top candidate by written ballot or roll call.
7. The Mayor shall proceed with a roll-call vote (or written ballot) with each Councilmember expressing his or her preference for the appointed Councilmember. If no applicant receives four or more votes after the roll call, then a second roll call is conducted, but with the nominee who received the fewest votes on the first roll call removed from consideration.
8. Elections will continue until a nominee receives a majority vote of the remaining Councilmembers;
9. At any time during the election process, the Council may postpone elections until a later date or regular meeting if a majority vote has not been received.
10. Nothing in this policy shall prevent the City Council from reconvening into Executive Session to further discuss the applicant/candidate qualifications.
11. The Mayor shall declare the nominee receiving the majority vote as the new Councilmember and he or she shall be sworn into office by the City Clerk at the earliest opportunity or no later than the next regularly scheduled City Council meeting and will complete the unexpired term for the Position.
12. If the City Council does not appoint a qualified person to fill the vacancy within 90 days of the declared vacancy, the Revised Code of Washington delegates appointment powers to Snohomish County. (RCW 42.12.070(4))

ALTERNATIVES:

Identify a different process to determine the interview order of candidates.

1. The City Clerk selects the names of the applicants at random to determine the order of the interviews.
2. Identify a different process for the candidate's appointment.

Alternate Option A for steps 1-6 of voting:

1. The Mayor shall ask for nominations from Councilmembers for the purpose of creating a group of candidates to consider. Each Councilmember nominates only one candidate. No second is needed.
2. Nominations are closed by a motion, second and majority vote of the Council.
3. Councilmembers may deliberate on such matters as criteria for selection and the nominated group of candidates.
4. The Mayor shall poll Councilmembers to ascertain that Councilmembers are prepared to vote.
5. Proceed to step 7 above.

Alternate Option B for steps 1-6 of voting:

Rules For Nomination/Election To Fill Council Vacancy (current rules)

Nominations

Each Councilmember may nominate one candidate from the list of applicants by placing an "X" beside the name of the applicant of his or her choice on the form supplied for that purpose by the City Clerk, and by signing the nomination form. The City Clerk will announce and maintain a permanent record of the nominations and of the Councilmember nominating each candidate.

The Election

Each Councilmember may vote for one candidate by placing an "X" beside the name of the candidate of his or her choice on the ballot supplied for that purpose by the City Clerk, and by signing the ballot. The City Clerk will announce and maintain a permanent record of each ballot and who voted for each candidate.

A Deadlock

A deadlock occurs after each Councilmember votes the same way on three consecutive ballots. In the event the City Council should deadlock, then previous nominations are declared null and void and the Council may begin a new round of nominations.

1.02.035 Filling vacant council positions. 

A. In the event a vacancy or vacancies shall occur on the city council, such position(s) shall be filled until a successor to such position(s) can be elected for the remainder of the unexpired term(s) at the next municipal election. Such election process shall comply with the requirements of RCW [35A.12.050](#) and Chapter [42.12](#) RCW. In addition the city council shall establish a process commensurate with the time available which includes, at a minimum, public notification by posting and publication in the city's legal newspaper, the establishment of an application process with a clearly stated deadline for the submission of letters of interest, the development of questionnaires to assist the city council in its process, a public interview process conducted by the city council and nominations and selection by the city council during an open public meeting. All portions of this process shall be open to the public unless the city council in its discretion elects to discuss the qualifications of a candidate for public office in executive session as provided for by RCW [42.30.110\(h\)](#).

B. In the event that a council member shall resign or otherwise become ineligible to hold office after the date when the council position has been filled by election but prior to the date on which the newly elected council member is eligible to take office, the city council may in its sole discretion elect to dispense with the procedures established in subsection A of this section and appoint the newly elected successor to fill the vacancy for the remainder of the unexpired term. [Ord. 3382 § 1, 2001; Ord. 3005 § 1, 1995; Ord. 1841 § 2, 1976].

Attachment 2

section of pipe on the Port's property that the City's stormwater flows through and the City pays a quarterly lease for use of the pipe. Councilmember Petso asked whether this project offers an opportunity to relocate that pipe to eliminate that lease. Mr. Williams answered the project offers opportunity to have that conversation with the Port. The pipe could have a use in the after condition as part of an active system to help with flooding problems. The flooding study, which is also a companion to this project, has not been completed. This project will remove the creek flow from that pipe and may provide opportunity to use the pipe for another useful purpose. Councilmember Petso commented the payment is not an insignificant amount and she was hopeful the project would reduce that obligation.

Councilmember Johnson pointed out the City's Comprehensive Plan includes a significant unfunded project, the relocation of the ferry to this general area. She asked whether that was considered in the feasibility studies. Ms. Hite answered yes; Walker Macy is considering the conceptual drawings in the Master Plan of Marina Beach.

Councilmember Johnson referred to the alternatives analysis that may include a train trench and asked how that was considered. Mr. Williams answered the alternatives analysis could provide more information than currently exists regarding what a train trench would look like, design options for the trench, etc. There may be ways to make this project and that project compatible but that would need to be studied further. He recalled challenges identified during Tetra Tech's presentation regarding vertical curves, linear distance required to reach a certain depth, etc. Initial estimates of the length of the train trench would put it in conflict with the current location of the bridge. Further preliminary design would need to be done to provide answers.

Councilmember Johnson inquired about the public information process for the Marina Mark Master Plan. Ms. Hite answered the Project Advisory Committee will help guide the process and three public open houses are planned as well as touch points with the Planning Board, Council and public hearings. The process will include public open house, outreach to park users on initial concepts, schematic design process, another public open house to look at alternatives, presentation of alternatives to the Council and final decision on a concept. She summarized this is a Master Plan so it will be a concept design.

17. AUTHORIZATION FOR MAYOR TO SIGN PARK CONCESSION AGREEMENT WITH DOG DAY AFTERNOON FOR AN ATM AT RICHARD F. ANWAY PARK

Parks & Recreation Director Carrie Hite advised this is the same agreement signed last year. The Edmonds City Code allows her and the Mayor to authorize concessions in parks. Because the code addresses seasonal concessions and this is a year-round concession, she brought this to the Council for approval. This concession is appropriate for the park, many people use the ATM before boarding the ferry and it adds to Park Department revenues.

COUNCILMEMBER BUCKSHNIS MOVED, SECONDED BY COUNCILMEMBER BLOOM, TO AUTHORIZE THE MAYOR TO SIGN PARK CONCESSION AGREEMENT WITH DOG DAY AFTERNOON FOR AN ATM AT RICHARD F. ANWAY PARK.

Council President Fraley-Monillas asked how much the City receives from this concession. Ms. Hite answered \$200 during the first 6 month; she offered to inform the Council when a full year's revenue was reported. In total the City receives \$10,000 for all park concessions.

MOTION CARRIED UNANIMOUSLY.

18. DISCUSSION ON POTENTIAL UPDATE OF COUNCIL VACANCY INTERVIEWS, APPOINTMENT PROCESS, AND APPLICATION FORM QUESTIONS

Mayor Earling advised Council President Fraley-Monillas and Councilmember Peterson have been working on this. Council President Fraley-Monillas referred to Attachment 1, Edmonds City Council Candidate Interview and Voting Process. She clarified neither she nor Councilmember Peterson had any vested interest in the process but were presenting options in an effort to make the process smoother than it was the last time.

Councilmember Peterson explained he and Council President Fraley-Monillas were tasked with codifying the process. Proposed changes include:

- Expanding the application to include some basic questions
- Councilmembers submitting interview questions so there was consistency between interviews
- In lieu of interviewing all applicants, each Councilmember would identify five to be interviewed

Councilmember Peterson explained the addition of basic questions and Councilmembers each identifying five candidates to be interviewed may allow the Council to begin the interview process with some semblance of agreement. He clarified Councilmembers were not required to vote for a candidate they identified to be interviewed. When the process reaches voting, many cities do different things; he felt voting was democracy in action.

Council President Fraley-Monillas said Councilmember are also encouraged to contact applicants in advance of the interview to get questions answered. She recalled a lot of time had been spent during past interviews asking candidates questions related to Councilmember's individual interests. Extra Council questions are proposed to be limited to one per Councilmember and the suggested interview timeframe is 40 minutes which is an increase from the current 30 minutes. The proposed process addresses the order of appearance, not allowing candidates in the Council Chambers until they are interviewed, two minute opening statement, formal and informal questions, two minute closing statement, and adjourning to executive session.

Due to the late hour, Councilmember Buckshnis suggested the Council address the application tonight and continue discussing the other issues at future meetings. She asked what changes had been made to the application. Council President Fraley-Monillas advised volunteer experience, strengths and weaknesses, and greatest challenge were added.

Councilmember Mesaros suggested changing the title to reflect Position 2. Council President Fraley-Monillas suggested eliminating the position number from the application.

Councilmember Bloom relayed her understanding that whoever was appointed to Position 2 would run for office in the fall to retain their position. Councilmember Peterson agreed. Council President Fraley-Monillas suggested adding that information at the top of the application.

Councilmember Buckshnis suggested the Council also discuss live streaming of the interviews at a future meeting.

COUNCILMEMBER PETSO MOVED, SECONDED BY COUNCILMEMBER BUCKSHNIS, TO ACCEPT THE APPLICATION WITH THE CHANGES DISCUSSED AND SCHEDULE THE REMAINDER OF THE DISCUSSION FOR A WORK SESSION.

Councilmember Johnson asked when applications were due. Mr. Taraday advised it is up to Council to make that decision. Councilmember Peterson suggested making the changes to the application, make the application available Monday, January 12, and require applications be submitted by Monday, February 2 which would provide three weeks to apply. The deadline for submitting the application is provided on the last page of the application.

COUNCILMEMBER PETSO MOVED, SECONDED BY COUNCILMEMBER PETERSON, TO EXTEND FOR 15 MINUTES. MOTION CARRIED UNANIMOUSLY.

Student Rep Eslami commented when filling out college applications, the question was often asked why this college. He suggested adding a question to the application about why the person wanted to serve. President Fraley-Monillas suggested amending Question 6 to read, “Why do you wish to serve and what do you believe to be the greatest challenge for our council?”

Councilmember Johnson pointed out a typo in Question 5, yours should be your.

MOTION CARRIED UNANIMOUSLY.

18A. SELECTION OF COUNCIL PRESIDENT PRO TEM FOR 2015 (Continued)

Councilmember Petso asked if the meeting could be continued to a date certain, January 13, and therefore comply with the requirement that the Council President Pro Tem be elected at the first meeting. City Attorney Jeff Taraday responded that is an interesting idea but raises questions regarding the Open Public Meeting Act Special Meeting notice and seems a little contrived. Councilmember Petso agreed it was contrived but thought the Council had the ability to continue a meeting to a date certain. Mr. Taraday answered the Council can certainly continue hearings but he was not certain how Roberts Rules of Order addressed continuing a meeting. If this matter is not decided tonight, whether the meeting is continued or adjourned, the Council has given itself an argument that they have technically complied with City code. Councilmember Petso relayed her preference to comply with the code.

Councilmember Buckshnis asked whether the language was at the first meeting or could this agenda item be moved to another meeting and the current Council President Pro Tem remain until a new one is elected. Mr. Taraday relayed the language in the code states, “at the same time.” Whether a continued meeting would be at the same time was an interesting question.

Nominee	Votes	Councilmember
Ballot 14		
Councilmember Johnson	3	Johnson, Buckshnis, Bloom
Councilmember Mesaros	2	Peterson, Mesaros
Councilmember Petso	1	Petso
Abstain		Fraley-Monillas
Ballot 15		
Councilmember Johnson	3	Johnson, Buckshnis, Bloom
Councilmember Mesaros	2	Peterson, Mesaros
Councilmember Petso	1	Petso
Abstain		Fraley-Monillas

Councilmember Bloom reiterated her earlier statement that electing Councilmember Mesaros who only has ten months in office was a bad precedent to set and it was disrespectful to citizens. Councilmember Johnson has much more experience than Councilmember Mesaros. She still strongly supports Councilmember Petso and feels she is the best candidate for job but she strongly opposes appointing someone with so little experience and felt it was a disservice to the voters. She commented nothing prepares a person to be a Councilmember except being a Councilmember, not previous leadership, or any previous experience. A Councilmember is a political position and it is not comparable to anything Councilmember Mesaros had done in the past. She could not support someone who had so little experience.

AM-7395

13.

City Council Meeting

Meeting Date: 01/13/2015

Time: 20 Minutes

Submitted For: Council President Fraley-Monillas and Councilmember Bloom

Submitted By: Jana Spellman

Department: City Council

Committee: **Type:** Information

Information

Subject Title

Discussion regarding Code of Ethics

Recommendation

Previous Council Action

2012 Council Retreat: Council made this subject a priority for 2012 (minutes attached)

April 10, 2012 Public Safety and Personal Committee: This agenda items was discussed (minutes attached).

2013 Council Retreat: This item was discussed (minutes attached).

March 12, 2013 Public Safety and Personnel Committee: This item was discussed (minutes attached).

July 9, 2013 PS/P Committee: This item was discussed (minutes attached).

July 30, 2013 Council Meeting: This item was put on the August 20, 2013 Council Agenda. See excerpt from July 30, 2013 minutes below:

"DISCUSSION REGARDING CODE OF ETHICS This item was moved to the August 20, 2013 Council meeting via action taken under Agenda Item 2."

August 20, 2013 Council Meeting: Council President Petso suggested due to the late hour and remaining items on the agenda items that this item be postponed to a future meeting.

August 27, 2013 Council Meeting: This item was discussed (minutes attached).

September 9, 2014 PS/P Committee: This item was discussed (minutes attached).

December 9, 2014 Council Meeting: Due to the lateness of the hour, this item was rescheduled for the December 16, 2014 Council Meeting.

December 16, 2014 Council Meeting: See attached minutes.

Narrative

Discussion regarding a Code of Ethics has been ongoing since 2013. A Code of Ethics document has been placed on this agenda for discussion.

Attachments

Attach 1: 2012 Council Retreat Minutes

Attach 2 April-10-12 Minutes Public Safety, Personnel Committee

Attach 3 - Exerpt from 2012 FINAL Edmonds Personnel Policies

Attach 4 - Ord 3689 Conflict of Interest

Attach 5: Excerpt from 2013 Council Retreat Minutes

Attach 6: Minutes 3/12/13 PS/P Committee

Attach 7: Minutes 7/9/13 PS/P Committee

Attach 8 - 8/27/13 Council Minutes

Attach - 9 - 09-09-14 Public Safety and Personnel Committee

Attach 10 - Code of Ethics 11-21-14

Attach 11 - Shoreline Code of Ethics

Attach 12 - Dec. 16 2014 Approved Council Minutes

Form Review

Inbox	Reviewed By	Date
City Clerk	Scott Passey	01/08/2015 09:24 AM
Mayor	Dave Earling	01/08/2015 11:05 AM
Finalize for Agenda	Scott Passey	01/08/2015 11:06 AM
Form Started By: Jana Spellman		Started On: 01/02/2015 10:43 AM
Final Approval Date: 01/08/2015		

Before the Council is first a committee meeting or work session. Issues that have a financial impact will be discussed at a work session rather than just by the Finance Committee.

It was the consensus of the Council to change the name of the Community Services/Development Services Committee to the Public Works, Parks and Planning Committees.

- Mission Statements

Committees will determine whether to develop a mission statement. Councilmembers Buckshnis and Yamamoto will develop a mission statement for the Finance Committee.

- Clarify the Public Safety/Human Resources Committee

It was the consensus of the Council to change the name of the Public Safety/Human Resources to Committee to the Public Safety and Personnel Committee.

- Community Outreach, Tree Board

Council President Peterson explained there has been a proposal to restart the Community Outreach Committee. Councilmember Plunkett recalled the Community Outreach Committee was discontinued after 3 years; no new methods of communicating were identified. Mayor Earling commented on the potential for an electronic newsletter.

Discussion followed regarding whether to form a code rewrite committee so that the code rewrite is Council and citizen driven, technical expertise required for the code rewrite, having staff make periodic presentations at Council work sessions regarding the rewrite, the proposal by staff to restructure the code, providing opportunity for citizen comment but having professionals assemble the changes, citizen knowledge that could benefit the process, concern with citizens participating for their own benefit or at least that perception, proposal to have user groups test the model, ability for any citizen to identify code conflicts regardless of whether there is a committee structure and asking staff whether forming a committee in the future could be helpful.

The Council agreed to seek feedback from Planning Manager Rob Chave and Building Official Leonard Yarberry regarding forming a code rewrite committee and schedule further discussion on a work session agenda.

Council President Peterson suggested enhancing the Council portion of the website with more updates, etc. and working with the Mayor on an electronic newsletter and then consider whether a Community Outreach Committee is needed. It was the consensus of the Council to add a Council liaison to the Tree Board and to make it a paid committee position.

- Ethics

Council President Peterson recalled there has been discussion about developing a code of ethics for Councilmembers. Councilmembers Fraley-Monillas, Bloom and Petso offered to serve on an ad hoc committee that would review other cities' codes and present a draft to the Council.

- Miscellaneous

Mr. Taraday explained a special meeting notice must be issued for Tuesday committee meetings that begin at 6:00 p.m. If the Council wished to continue holding committee meetings at 6:00 p.m., he suggested revising the code to reflect that start time.

PUBLIC SAFETY/PERSONNEL COMMITTEE
MEETING MINUTES
April 10, 2012

Committee members present: Council Member K. Michael Plunkett
Council Member Joan Bloom

Others present: HR Manager Mary Ann Hardie
Citizen Don Hall

Council Member Plunkett called the meeting to order at 7:19 pm.

DISCUSSION ON CODE OF ETHICS (RELATING TO COUNCIL MEMBERS)

Council Member Michael Plunkett opened the discussion by stating it was unclear as to what action/direction should be taken at this point with regard to this as Council had not given any specific direction regarding this topic although one or some council member(s) may have wanted to discuss this further. Council Member Joan Bloom stated that she had reviewed the City of Kirkland's Code of Ethics and the Mountlake Terrace Code of Ethics and there were some concerns that she had with using a code of ethics similar to theirs.

Council Member Bloom further stated that she was not aware that there was a code of ethics for Council Members. HR Manager Mary Ann Hardie affirmed this. Council Member Bloom stated that she would like to build a policy regarding a code of ethics and that this process needs to move forward. Council Member Plunkett stated that he was willing to discuss this topic since it was on the agenda, but that that he may not be interested in moving this forward [for Council consideration].

Ms. Hardie stated that she had discussed this HR Committee subject with Carrie Hite (Parks, Recreation & Cultural Services Director) prior to the meeting and that they both agreed that HR would likely not be the best (nor most appropriate) committee for this forum. Additionally, while HR had provided samples of codes of ethics from other cities it would seem that the City Attorney and/or the City Clerk's Office [or Council] may be more appropriate for this process. Ms. Hardie also emphasized that HR was willing to continue to provide information as needed to the committee to assist with the process, but that this was not a [specific to] HR function since it did not pertain to employee related policies.

There was some discussion that followed by the committee about what the process would be to create a code of ethics policy for Council members, creating a committee for this and whether or not the HR Committee was the appropriate committee for the discussion.

Council Member Plunkett emphasized his concern about the subjectivity of some of the other policies from other cities and that [while the City may not have a specific code of ethics for Council Members] there are state laws that Council Members must follow. Council Member Bloom stated that she understood Council Member Plunkett's concerns but that due to the expressed interest/concern from the citizens about the possible need for this policy, she felt it was important for: 1) The City of Edmonds to have this policy; 2) this information to be available to citizens (as well as being part of transparency of information and citizen participation); and 3) there to be continued work toward the creation of such a policy. Council Member Plunkett stated that he would like to make this information easier for citizens to access.

Council Member Bloom stated that since there does not usually appear to be a large agenda for the HR Committee, that the work on this code of ethics policy could be done at this committee and that the Cities of Kirkland, Mountlake Terrace and another city may be reviewed for further policy consideration. Council Member Plunkett agreed that this could be kept on the HR Committee Meeting agenda and that further review of the policy will occur at the next meeting.

PUBLIC COMMENT PERIOD

Citizen Don Hall stated that he agreed with Council Member Plunkett that some of the code of ethics policies from other cities that he had come across did appear to be too subjective. Citizen Hall further stated that he became more interested in this topic of discussion after it was discovered that Council Members were not considered to be employees of the City and are not held to the same City Personnel Policy standards although [perhaps] they should be. This process will likely require a lot of “hands on” work and will be a difficult process.

The meeting adjourned at 7:44 pm

CHAPTER X

EMPLOYEE RESPONSIBILITIES AND CODE OF ETHICS

10.1 GENERAL CODE OF CONDUCT The City's primary function is to provide service to the citizens of Edmonds. To achieve that goal, all employees are expected to treat the public as their most valued customer. All employees are expected to serve the public in a professional manner, which is courteous, efficient and helpful. Employees must maintain a clean and neat appearance appropriate to their work assignment, as determined by their position and department head.

Since the proper working relationship between employees and the City depends on each employee's on-going job performance, professional conduct and behavior, the City has established certain minimum standards of personal and professional conduct. Among the City's expectations are: tact and courtesy towards the public and fellow employees; adherence to City policies, procedures, safety rules and safe work practices; compliance with directions from supervisors; preserving and protecting the City's equipment, grounds, facilities and resources; and providing orderly and cost efficient services to its citizens. In addition, all persons representing the City of Edmonds are expected to conduct business in the following manner:

- All persons, representing the City of Edmonds, shall conduct business in a professional manner, respecting all citizens' rights, and showing courtesy to all.
- Their actions shall be conducted within compliance of the laws and regulations governing the City's actions, including but not limited to RCW Title 42.
- City representatives are expected to conduct business in an open manner.
- They shall not engage in any conduct which would reflect unfavorably upon City government or any of the services it provides.
- They must avoid any action which might result in or create the impression of using their position for private gain, giving preferential treatment or privileged information to any person, or losing impartiality in conducting the City's business.

10.2 OUTSIDE EMPLOYMENT AND CONFLICTS OF INTEREST Employees shall not, directly or indirectly, engage in any outside employment or financial interest which may conflict, in the City's opinion, with the best interests of the City or interfere with the employee's ability to perform his/her assigned City job. Examples include, but are not limited to, outside employment which:

- (1) prevents the employee from being available for work beyond normal working hours, such as emergencies or peak work periods, when such availability is a regular part of the employee's job;
- (2) is conducted during the employee's work hours;
- (3) utilizes City telephones, computers, supplies, credit, or any other resources, facilities or equipment;
- (4) is employed with a firm which has contracts with or does business with the City; or
- (5) may reasonably be perceived by members of the public as a conflict of interest or otherwise discredits public service.

10.3 REPORTING IMPROPER GOVERNMENT ACTION In compliance with the Local Government Employee Whistleblower Protection Act, RCW 42.41.050, this policy is created to encourage employees to disclose any improper governmental action taken by city officials or employees without fear of retaliation. This policy also safeguards legitimate employer interests by encouraging complaints to be made first to the City, with a process provided for speedy dispute resolution.

Key Definitions:

Improper Governmental Action is any action by a city officer or employee that is:

- (1) undertaken in the performance of the official's or employee's official duties, whether or not the action is within the scope of the employee's employment, and
- (2) in violation of any federal, state or local law or rule, is an abuse of authority, is of substantial and specific danger to the public health or safety, or is a gross waste of public funds.
- (3) "improper governmental action" does not include personnel actions (hiring, firing, complaints, promotions, reassignment, for example). In addition, employees are not free to disclose matters that would affect a person's right to legally protected confidential communications.

City employees who become aware of improper governmental action should follow this procedure:

- Bring the matter to the attention of his/her supervisor, if non-involved, in writing, stating in detail the basis for the employee's belief that an improper action has occurred. This should be done as soon as the employee becomes aware of the improper action.

- Where the employee believes the improper action involves their supervisor, the employee may raise the issue directly with Human Resources, their Department Director or the Mayor. Where the employee believes the improper action involves the Mayor, the employee may raise the issue with Human Resources or the City Attorney.
- The Mayor or his/her designee, as the case may be, shall promptly investigate the report of improper government action. After the investigation is completed (within thirty (30) days of the employee's report), the employee shall be advised of the results of the investigation, except that personnel actions taken as a result of the investigation may be kept confidential.

An employee who fails to make a good faith effort to follow this policy shall not be entitled to the protection of this policy against retaliation, pursuant to RCW 42.41.030.

In the case of an emergency, where the employee believes that damage to persons or property may result if action is not taken immediately, the employee may bypass the above procedure and report the improper action directly to the appropriate government agency responsible for investigating the improper action. For the purposes of this section, an emergency is a circumstance that if not immediately changed may cause damage to persons or property.

Employees may report information about improper governmental action directly to an outside agency if the employee reasonably believes that an adequate investigation was not undertaken by the City to determine whether an improper government action occurred, or that insufficient action was taken by the City to address the improper action or that for other reasons the improper action is likely to recur. Outside agencies to which reports may be directed include:

Snohomish County Prosecuting Attorney
M/S 504
Everett, WA 98201
(425)388-3333

Washington State Auditor
Capital Campus
P.O. Box 40021
Olympia, WA 98504
(360)902-0370

Washington State Attorney General
1125 Washington Street SE
P.O. Box 40100
Olympia, WA 98504
(360)753-6200

If the above-listed agencies do not appear to appropriate in light of the nature of the improper action to be reported, contact information for other state and county agencies may be obtained via the following link: <http://access.wa.gov/agency/agency.aspx>. It is unlawful for a local government to take retaliatory action because an employee, in good faith, provided information that improper government action occurred. Retaliatory

Action is any material adverse change in the terms and conditions of an employee's employment. Employees who believe they have been retaliated against for reporting an improper government action should follow this procedure:

Procedure for Seeking Relief against Retaliation:

- (1) Employees must provide a written complaint to the supervisor within thirty (30) days of the occurrence of the alleged retaliatory action. If the supervisor is involved, the notice should go to the Mayor. If the Mayor is involved, the notice should go to the City Attorney. The written charge shall specify the alleged retaliatory action and the relief requested.
- (2) The Mayor or his/her designee, as the case may be, shall investigate the complaint and respond in writing within thirty (30) days of receipt of the written charge. Additional time to respond may be necessary depending on the nature and complexity of the complaint.
- (3) After receiving the City's response, the employee may request a hearing before a state administrative law judges (ALJ) to establish that a retaliatory action occurred and to obtain appropriate relief under the law. The request for hearing must be delivered within the earlier of either fifteen (15) days of receipt of the City's response to the charge of retaliatory action or forty-five (45) days of receipt of the charge of retaliation to the Mayor for response.
- (4) Within five (5) working days of receipt of a request for hearing the City shall apply to the State Office of Administrative Hearing's for an adjudicative proceeding before an administrative law judge.

Office of Administrative Hearings
PO Box 42488
Olympia, WA 98504-2488
360.407.2700
800.558.4857
360.664.8721 Fax

- (5) At the hearing, the employee must prove that a retaliatory action occurred by a preponderance of the evidence in the hearing. The ALJ will issue a final decision not later than forty-five (45) days after the date of the request for hearing, unless an extension is granted.

The Mayor or designee is responsible for implementing these policies and procedures. This includes posting the policy on the City bulletin board, making the policy available to any employee upon request, and providing the policy to all newly hired employees. Officers, managers and supervisors are responsible for ensuring the procedures are fully implemented within their areas of responsibility.

Violations of this policy and these procedures may result in appropriate disciplinary action, up to and including dismissal.

10.4 POLITICAL ACTIVITIES City employees may participate in political or partisan activities of their choosing provided that City resources and property are not utilized, and the activity does not adversely affect the responsibilities of the employees in their positions. Employees may not campaign on City time or in a City uniform or while representing the City in any way. Employees may not allow others to use City facilities or funds for political activities without a paid rental agreement.

Any City employee who meets with or may be observed by the public or otherwise represents the City to the public, while performing his/her regular duties, may not wear or display any button, badge or sticker relevant to any candidate or ballot issue during working hours. Employees shall not solicit, on City property or City time, for a contribution for a partisan political cause.

Except as noted in this policy, City employees are otherwise free to fully exercise their constitutional First Amendment rights.

10.5 NO SMOKING POLICY The City maintains a smoke-free workplace. No smoking of tobacco products or electronic smoking devices is permitted anywhere in the City's buildings or vehicles, and offices or other facilities rented or leased by the City. If an employee chooses to smoke, it must be done outside at least 25 feet from entrances, exits, windows that open, and ventilation air intakes.

10.6 PERSONAL POSSESSIONS AND ELECTRONIC COMMUNICATIONS
The City cannot assume responsibility for any theft or damage to the personal belongings of City employees. Therefore, the City requests that employees avoid bringing valuable personal articles to work. Employees are solely responsible for ensuring that their personal belongings are secure while at work. Employees should have no expectation of privacy as to any items or information generated/stored on City systems. Employees are advised that work-related searches of an employee's work area, workspace, computer and electronic mail on the City's property may be conducted without advance notice. The City reserves the right to search employee desks, lockers and personal belongings brought onto City premises if necessary. Employees who do not consent to inspections may be subject to discipline, up to and including immediate termination.

Please see Attachment A - INFORMATION SERVICES - ACCEPTABLE USE POLICY - for guidelines on use of City computers.

10.7 USE OF TELEPHONES AND CITY VEHICLES Use of City phones and City cellular phones for local personal phone calls and text messaging should be kept to a minimum; long distance personal use is prohibited. Other City equipment, including vehicles, should be used by employees for City business only, unless otherwise

approved by the Department Director. Employees' misuse of City services, telephones, vehicles, equipment or supplies can result in disciplinary action up to and including termination. The City reminds employees that Washington state law restricts the use of cell phones and PDA's while driving. Employees must comply with applicable laws while engaging in work for the City.

10.8 BULLETIN BOARDS Information of special interest to all employees is posted regularly on the City bulletin boards. Employees may not post any information on these bulletin boards without the authorization of the Department Head.

10.9 MEDIA RELATIONS The Mayor or designated department heads shall be responsible for all official contacts with the news media during working hours, including answering of questions from the media. The Mayor or department head may designate specific employees to give out procedural, factual or historical information on particular subjects.

10.10 USE OF SAFETY BELTS Per Washington law, anyone operating or riding in City vehicles must wear seat belts at all times.

10.11 DRIVER'S LICENSE REQUIREMENTS As part of the requirements for certain specific City positions, an employee may be required to hold a valid Washington State Driver's license and/or a Commercial Driver's License (CDL). If an employee fails his or her CDL physical examination or the license is revoked, suspended or lost, or is in any other way not current, valid, and in the employee's possession, the employee shall promptly notify his/her department head and will be immediately suspended from driving duties. The employee may not resume driving until proof of a valid, current license is provided to his/her department head. Depending on the duration of license suspension, revocation or other inability to drive, an employee may be subject to disciplinary action, up to and including termination. Failure on the part of an employee to notify their department director of the revocation, suspension, or loss of driving privileges may subject the employee to disciplinary action, up to and including termination.

10.12 SOLICITATIONS Most forms of selling and solicitations are inappropriate in the workplace. They can be an intrusion on employees and citizens and may present a risk to employee safety or to the security of City or employee property. The following limitations apply:

Persons not employed by the City may not solicit, survey, petition, or distribute literature on our premises at any time. This includes persons soliciting for charities, salespersons, questionnaire surveyors, labor union organizers, or any other solicitor or distributor. Exceptions to this rule may be made in special circumstances where the City determines that an exception would serve the best interests of the organization and our employees. An example of an exception might be the United Way campaign or a similar, community-based fund raising effort.

Employees may not solicit for any purpose during work time. Reasonable forms of solicitation are permitted during non-work time, such as before or after work or during meal or break periods. Soliciting employees who are on non-work time may not solicit other employees who are on work time. Employees may not distribute literature for any purpose during work time or in work areas, or through the City's electronic systems. The employee lunchroom is considered a non-work area under this policy.

10.13 USE OF CITY CREDIT Unless otherwise authorized by City policy or specifically authorized by the Mayor, no City employee is authorized to commit the City to any contractual agreement, especially an agreement that lends the City's credit in any way. Employees are prohibited from conducting personal business with companies in any way which improperly implies the employee is acting as an agent of the City.

10.14 SUBSTANCE ABUSE The City's philosophy on substance abuse has two focuses: (1) a concern for the well being of the employee and (2) a concern for the safety of other employees and members of the public.

As part of our employee assistance program, we encourage employees who are concerned about their alcohol or drug use to seek counseling, treatment and rehabilitation. Although the decision to seek diagnosis and accept treatment is completely voluntary, the City is fully committed to helping employees who voluntarily seek assistance to overcome substance abuse problems. In most cases, the expense of treatment may be fully or partially covered by the City's benefit program. Please see the EAP counselor for more information. In recognition of the sensitive nature of these matters, all discussions will be kept confidential. Employers who seek advice or treatment will not be subject to retaliation or discrimination.

Although the City is concerned with rehabilitation, it must be understood that disciplinary action may be taken when an employee's job performance is impaired because he/she is under the influence of drugs or alcohol on the job. The City may discipline or terminate an employee possessing, consuming, selling or using alcohol, or controlled substances (other than legally prescribed) during work hours or on City premises, including break times and meal periods. The City may also discipline or terminate an employee who reports for duty or works under the influence of alcohol or controlled substances. Employees may also not report for work when their performance is impaired by the use of prescribed or over-the-counter medications.

The City reserves the right to search employee work areas, offices, desks, filing cabinets etc. to ensure compliance with this policy. Employees shall have no expectation of privacy in such areas.

Any employee who is convicted of a criminal drug violation in the workplace must notify the organization in writing within five calendar days of the conviction. The organization will take appropriate action within 30 days of notification. Federal contracting agencies will be notified when appropriate.

Testing: Certain employees of the City, including those who must possess CDLs or who have safety sensitive positions, are subject to random drug and alcohol testing. Any employee may also be required to submit to alcohol or controlled substance testing when the City has reasonable suspicion that the employee is under the influence of controlled substances or alcohol. Refusal to submit to testing, when requested, may result in immediate disciplinary action, including termination. The City may also choose to pursue criminal charges, if violations of law are suspected.

The City has adopted Drug and Alcohol Testing Policies and Procedures, which more specifically describe the City's substance abuse policy, and these are incorporated herein by reference as Appendix B.

0006.90000
BFP:
5/21/08

ORDINANCE NO. 3689

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, AMENDING THE PROVISIONS OF TITLE 3 ECC, REVENUE AND FINANCE, TO ADD A NEW CHAPTER 3.70 ECC, CONFLICT OF INTEREST, REGARDING CONTRACTS WITH FORMER EMPLOYEES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the city has contracted for professional services with firms that have hired former city employees; and

WHEREAS, Chapters 42.20 and 42.23 RCW, which regulates conflict of interest in municipal contracting, does not specifically address dealings with former employees; and

WHEREAS, the City Council finds it to be in the best interest of the city to adopt regulations establishing criteria for contracting with former employees or firms that hire former employees; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF EDMONDS, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. A new Chapter 3.70 ECC, Conflict of Interest., is hereby adopted in Title 3 ECC, Revenue and Finance., to read as follows:

**Chapter 3.70
CONFLICT OF INTEREST**

3.70.000 Definitions.
3.70.010 Restrictions on future employment of city employees.
3.70.020 Disclosure of Privileged, Confidential, or Proprietary Information.

- 3.70.030 Exemption.
- 3.70.040 Penalties.

3.70.000 Definitions.

The definition of words used in Chapter 3.70 ECC shall be consistent with the definitions, context and usage of the terms in Chapter 42.23 RCW, and their interpretation by Washington Courts.

3.70.010 Restrictions on future employment of city employees.

1. No former city official, officer or employee may, within a period of one year from the date of termination or city employment, accept employment or receive compensation from an employer if:
 - (a) The former city official, officer or employee, during the two years immediately preceding termination of city employment, was engaged in the negotiation or administration of one or more contracts on behalf of the city with that employer and was in a position to make discretionary decisions affecting the outcome of such negotiation or the nature of such administration; and
 - (b) Such a contract or contracts have a total value of more than ten thousand dollars; and
 - (c) The duties of the employment with the employer or the activities for which the compensation would be received include fulfilling or implementing, in whole or in part, the provisions of such a contract or contracts or include the supervision or control of actions taken to fulfill or implement, in whole or in part, the provisions of such a contract or contracts. This session shall not be construed to prohibit a city elected or appointed official or a city employee from accepting employment with a city employee organization.
2. No former city official, officer or employee may, within a period of one year following the termination of city employment, have a direct or indirect beneficial interest in a contract or grant that was expressly authorized or funded by specific legislative or executive action in which the former city official, officer or employee participated.

3. No former city official, officer or employee may, within a period of one year following the termination of city employment, represent any person before any city board, body, agency, department, committee, examiner, adjustor, or commission regarding a specific project the former official or employee worked on, and was in a position to make discretionary decisions or recommendations, during his/her term of service or employment unless:

(a) The former city official, officer or employee receives no compensation for representing that person; or

(b) The specific project was a legislative issue; or

(c) The matter involved in the representation by the former city official, officer or employee directly affects properties owned by the former city official, officer or employee.

4. Any elected or appointed official having the power to perform an official act or action shall, for a period of one year after the termination of his or her employment or term of service, refrain from lobbying the city department, agency, elected body, commission, or board on which they last served unless:

(a) The former city elected or appointed official is receiving no compensation for such lobbying; or

(b) The matter being lobbied directly affects properties owned by the former elected or appointed official.

3.70.020 Disclosure of Privileged, Confidential, or Proprietary Information.

No former city official, officer or employee shall disclose or use any privileged, confidential, or proprietary information gained because of his or her service or employment with the city.

3.70.030 Exemption.

1. The prohibitions of ECC 3.10.010 notwithstanding, the city may contract with a former city official, officer or employee for expert or consultant services within one year of the latter's leaving city service upon determination and approval by resolution from the City Council that:

(a) It is important for the city to obtain the services in the contract, and time is of the essence;

(b) The former city official, officer or employee is best qualified to perform the services, and contracting with another would result in undue burden on the city; and

(c) The interests of the city, including but not limited to legal, financial and operations, will not be undermined as a result thereof.

2. The prohibitions of ECC 3.10.010 shall not apply to a former official, officer or employee acting on behalf of a governmental agency, if the City Council determines that the service to the agency is not adverse to the interest of the city.
3. Nothing in this ordinance shall prohibit an official elected to serve a governmental entity other than the City of Edmonds from carrying out his or her official duties for that government entity.

3.70.040 Penalties.

Any person violating any provision of ECC 3.70.010 and ECC 3.70.020 shall be guilty of a gross misdemeanor and subject to punishment in accordance with ECC 5.50.020.

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. Effective Date. This ordinance is subject to referendum, and shall take effect thirty (30) days after passage and publication of an approved summary thereof consisting of the title.

APPROVED:



MAYOR GARY HAAKENSON

ATTEST/AUTHENTICATED:

Sandra S. Chase
CITY CLERK, SANDRA S. CHASE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY *W. Scott Snyder*
W. SCOTT SNYDER

FILED WITH THE CITY CLERK:	06/13/2008
PASSED BY THE CITY COUNCIL:	06/17/2008
PUBLISHED:	06/22/2008
EFFECTIVE DATE:	07/22/2008
ORDINANCE NO. <u>3689</u>	

SUMMARY OF ORDINANCE NO. 3689

of the City of Edmonds, Washington

On the 17th day of June, 2008, the City Council of the City of Edmonds, passed Ordinance No.3689. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF EDMONDS, WASHINGTON, AMENDING THE PROVISIONS OF TITLE 3 ECC, REVENUE AND FINANCE, TO ADD A NEW CHAPTER 3.70 ECC, CONFLICT OF INTEREST, REGARDING CONTRACTS WITH FORMER EMPLOYEES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

The full text of this Ordinance will be mailed upon request.

DATED this 18th day of June, 2008.



CITY CLERK, SANDRA S. CHASE

Humann, Debi

From: Chase, Sandy
Sent: Wednesday, September 14, 2011 11:00 AM
To: Humann, Debi
Subject: RE: Ordinance Search
Attachments: Ordinance 3689.pdf

Hi Debi,

I believe you are looking for Ordinance 3689 (attached) that was adopted in May 2008 that relates to "conflict of interest", former employees, etc.

I did a quick word search for anything to do with "ethics" and nothing came up. Also, I do not recall any other ordinance that may apply. If I come across anything, I will be sure to let you know.

Sandy

From: Humann, Debi
Sent: Wednesday, September 14, 2011 9:34 AM
To: Chase, Sandy
Subject: Ordinance Search

Hi Sandy:

I know you are too busy for words but I need help when you get a chance. At last night's PS/HR Committee meeting, Wilson and Bernheim reviewed the Ethics Board issue. They requested that I supply the ordinance that apparently was prepared when Don Fiene went from being an employee to working for a private company. No idea what this is about. Don left our employment 4/08 if that helps. If you can think of any other ordinance that might deal with ethics, that would be appreciate also.

Thank you.
Debi

~~to watch the January 23 joint meeting with the Planning Board, Economic Development Commission and the consultant. With regard to student volunteers, he recalled his son was a student volunteer on the skate park and worked three years to design and build it. He used that experience in college. If the Council pursues a parks levy, he recommended including a project for students in order to engage them in campaigning for the levy. He agreed with Mr. Hertrich's suggestion for the Council to appoint a representative to the School District and also suggested Councilmembers attend the Superintendent's monthly roundtable meetings.~~

9. ETHICS BOARD AND CODE OF ETHICS

Councilmember Bloom explained she wanted the Council to adopt an ethics policy that addresses board/commission, elected officials and staff. There are many policies in Washington could be adapted for Edmonds. The next step is to form an ethics committee; if a citizen has a question about something such as a conflict of interest, they can go to the ethics committee and determine whether something is potentially an ethics violation. She recommended the Council, 1) adopt an ethics policy, and 2) form an ethics committee. She sought Council approval for the Public Safety & Personnel Committee to pursue this.

Ms. Hite explained the recently adopted personnel policy has an extensive ethics policy for employees; that is the best place for policies regarding employees. She encouraged the Council to develop an ethics policy for boards/commissions and elected officials but not to include employees.

Discussion followed regarding other cities' ethics policies, past unsuccessful efforts to develop a code of ethics policy, developing a policy with enough examples to provide direction, and the difference between a code of conduct and code of ethics.

Summary: Refer development of code of ethics to Public Safety and Personnel Committee.

11. POTENTIAL ACTION AS A RESULT OF MEETING IN EXECUTIVE SESSION

No action.

10. MISCELLANEOUS

Based on yesterday's discussion regarding public comment at committee meetings, Council President Petso distributed language for committee meeting notices and asked Councilmember to submit comments/concerns to Ms. Chase.

The retreat was adjourned at 11:37 p.m.



Action: Take item to full Council for further discussion after draft discussion points and possible ordinance language received from Officer Dawson.

C. Discussion and potential action regarding possible amendment of City Code 8.48, Parking, Paragraph 8.48.215 B.2.

Joan Ferebee, Court Administrator, explained she attended a Parking Committee Meeting to bring to their attention the difficulty the Municipal Court is experiencing with the section of the City Code that allows citizens who receive a parking ticket to pay a reduced fine if the individual pays the fine by the end of the next business day after the issuance of the parking ticket. Generally, the Court does not have the tickets in their system that quickly. Therefore, the individuals can become very angry and upset when they come to the Municipal Court and are not able to pay. Ms. Ferebee stated that the Parking Committee recommended removing the section of the Code that allows for a reduced fine if it is paid by the end of the next business day.

Councilmember Peterson stated that he was in agreement with eliminating the reduced fine. He stated that he would work with the City Attorney to create an ordinance to place on the consent agenda. Councilmember Bloom was in agreement.

Action: Councilmember Peterson will work with the City Attorney to create an ordinance eliminating the reduced fine. The Ordinance is to be placed on a future Consent Agenda for approval.

D. Student and Senior Volunteers

Councilmember Bloom stated she would like to support the Boards and Commissions in obtaining student volunteers. She suggested that a senior volunteer could assist Jana Spellman, Senior Executive Council Assistant, in getting the word out to the various schools.

Councilmember Peterson suggested Ms. Spellman could email the school board or a volunteer coordinator in the school system to determine if there are students interested in volunteering. Councilmember Bloom suggested a senior volunteer could work with Jana to develop a framework for contacting all of the schools with the appropriate person to contact and to advertise.

Councilmember Peterson cautioned that managing a volunteer can take more time. He suggested talking with the Council President as she is in charge of Ms. Spellman's schedule.

Councilmember Bloom also recalled that at the Council Retreat, Councilmember Johnson suggested an event be held to recognize city volunteers. Councilmember Bloom stated she will discuss with the Mayor the idea of scheduling a yearly event.

E. Ethics Board and Code of Ethics

Councilmember Bloom suggested narrowing down the list of sample policies from other cities for the City Attorney to work with in developing the policy for Edmonds. She suggested using the policies from the cities of Bainbridge Island, Lynnwood and Monroe.

Attachment 6



Public Safety & Personnel Committee

March 12, 2013

Page 2 of 3

Councilmember Bloom stated that she would like the policy to include appointed officials (directors) in addition to elected officials and members of boards and commissions. Councilmember Peterson stated that he did not think the policy needed to address appointed officials (directors) as they answer to the Mayor.

The Committee concluded that a further discussion on a Code of Ethics policy would be scheduled for the April Committee Meeting to determine which policy will be sent to the City Attorney.

~~F. Discussion regarding taking minutes during Council Committee Meetings.~~

Councilmember Peterson stated that if detailed/complete minutes are desired it would be necessary to pay someone to attend the meetings for this purpose. If action minutes are prepared (which is the way it has generally always been done), then he did not think councilmembers should take the minutes as it is difficult to participate in the discussion and take minutes.

Councilmember Bloom agreed that councilmembers should not take minutes.

After discussion, Councilmembers Bloom and Peterson agreed on the following recommendation:

- Action minutes for committee meetings, prepared by staff members in attendance.
- If a controversial item is scheduled, arrangements for more detailed minutes will be made.
- Summary comments made by citizens should be included. Committee members will summarize citizen comments if no staff is available.
- Work with Council President related to agenda items to make sure a staff member is available for each item discussed at the committee meeting.
- Committee minutes are to be forwarded to committee chairs for review (as time allows).

G. Public Comments

~~There were no public comments.~~

The committee meeting adjourned at 8:17 p.m.

Councilmember Peterson suggested dropping reference to 2.10.050 in this section of the code.

Councilmember Bloom next pointed out that 2.10.050 refers to both finance director and community services director, however the title of the section does not reflect this.

Further, Councilmember Bloom believes the positions of Executive Assistant to the Council and the Mayor's Executive Assistant should not be part of this chapter as they are not City Officers.

Committee members agreed to request the City Attorney to determine if these positions should be in a different section of the code.

D. Discussion regarding Code of Ethics.

Committee members discussed ethics policies from Bainbridge Island, Lynnwood and Kirkland.

Councilmember Bloom referred to the policy from Bainbridge Island and would like to include the requirement for members to "disclose a conflict of interest" as a standing requirement at all city meetings for all officials. Councilmember Peterson commented that he believes the Council does a good job at this disclosure; however, having it on each agenda is a good reminder.

Further discussion occurred related to policies, including the possible consideration of a Code of Ethics Officer.

After discussion the committee agreed to forward to the next work session of the City Council the Bellevue and Kirkland ethics policies and the Kirkland Code of Conduct for discussion. The committee also recommended including the statement from Bainbridge Island related to disclosure of conflict of interest for all officials. After full Council discussion, direction can then be given to the City Attorney on how to proceed.

Ms. Hite indicated she would bring back information on a Code of Ethics Officer.

The meeting adjourned at 8:07 p.m.

**Attachment 7 Excerpt from 7/9/13
PS/P Committee Minutes**

Councilmember Johnson said longevity compensation makes sense for employees who are at the top of their scale and have no opportunity for further advancement. She expressed interest in further information about the fiscal impact of longevity compensation retroactive to 2013 as well as the fiscal impact for outlying years.

Councilmember Fraley-Monillas commented the pay scale for nonrepresented employees is a separate issue and should be addressed separately rather than piecemealed via longevity pay. She noted longevity pay would not motivate employees to seek promotion or to remain in the City's employment. Longevity pay is part of a compensation package that was negotiated with the other groups. She preferred to consider longevity pay for nonrepresented employees as part of a compensation package. Ms. Hite pointed out longevity compensation was part of a package for nonrepresented employees that the compensation consultant presented to the Council. The Council asked to have it pulled out for continued discussion.

Councilmember Peterson agreed the Council was provided a compensation package for nonrepresented that was similar to represented employees. It was the Council's decision to separate out some items. He suggested the next agenda memo include the complete compensation package that was presented by the compensation consultant.

Ms. Hite summarized the information the Council was requesting in addition to the original compensation package includes, 1) the fiscal impact for retroactivity in 2013, 2) fiscal impact for outlying years, 3) a flat rate approach and the fiscal impact.

Due to the absence of 3 Councilmembers from the September 17 and 24 meetings, Mayor Earling suggested information be provided at next week's meeting or a full Council meeting be held on September 10. Council President Petso suggested either staff return with the information soon or it be addressed as a decision package in the 2014 budget.

11. DISCUSSION REGARDING CODE OF ETHICS

Parks & Recreation/Reporting Human Resources Director Carrie Hite explained the Personnel Committee has been comparing and contrasting Codes of Ethics for cities throughout the Puget Sound region. Two documents the committee has been considering include Kirkland and Bellevue's Code of Ethics. The committee has also discussed Bainbridge Island's code. Kirkland adopted a Code of Conduct in addition to a Code of Ethics. She explained a Code of Conduct describes professional responsibilities; a Code of Ethics describes legal responsibilities. A Code of Ethics would apply to the Council, boards and commissions; staff is guided by a Code of Conduct in the City's personnel policies. The Personnel Committee has also expressed interest in identifying an Ethics Officer. Some of the comparable models reviewed by the Personnel Committee identify an Ethics Officer outside the organization in order to have an objective, non-vested perspective in researching a Code of Ethics issues. For example Kirkland and Bellevue contract with an Ethics Officer on an as needed basis who is only paid when a Code of Ethics issue needs to be investigated. Neither Kirkland nor Bellevue had incurred any expenses for outside review of a Code of Ethics violation.

Councilmember Bloom noted the attachments are in the August 20, 2013 packet. She clarified in addition to Councilmembers, boards and commissions, the Code of Ethics would cover all elected officials including the Mayor. Kirkland and Bellevue's Codes of Ethics do not include a Mayor because they have a City Manager form of government.

Councilmember Bloom expressed concern with including the requirement in 3.14.040 of Kirkland's policy related to financial disclosure for all officials. Officials are defined as all members of boards and commissions. Kirkland's policy excludes the Mayor and Council because elected officials must present



all financial information on a yearly basis. She did not support requiring all members of boards and commissions to disclose their financial information and suggested that be excluded that from Edmonds' Code of Ethics; Bellevue's Code of Ethics does not have that requirement. She also suggested consideration be given to the complaint process and who handles complaints. For example Kirkland involves the Hearing Examiner and the City Council in the event of a complaint regarding a Councilmember.

Councilmember Peterson agreed with Councilmember Bloom's concern about requiring members of boards and commissions to disclose financial information. He agreed with the Council considering a Code of Ethics in a proactive approach rather than a reactive approach. He supported the City having a Code of Ethics for elected officials and boards and commissions, anticipating a Code of Ethics would make the Council's work easier if an ethical issue arose. As Councilmember Buckshnis indicated, a Code of Ethics can be subjective, but responding to an ethical complaint would be even more subjective without a Code of Ethics.

Councilmember Fraley-Monillas advised Snohomish County adopted a Code of Conduct for all boards and commissions and every commission and board member must acknowledge they have read and understand the Code of Conduct. She encouraged Councilmembers to review Snohomish County's Code of Conduct for elected and appointed officials.

Councilmember Bloom asked whether Snohomish County's Code of Conduct was similar to Kirkland's. Councilmember Fraley-Monillas responded Snohomish County may be more thorough and straightforward.

Council President Petso said she was pleased to see Kirkland's Code of Conduct in the packet and was interested in pursuing a Code of Conduct. She was concerned about the Code of Ethics and Ethics Officer and complaint enforcement. She feared a person who did not agree with an official's position on an issue could file an ethics complaint. She indicated she was unlikely to support a Code of Ethics that included a complaint process, an Ethics Officer and enforcement. She found Bellevue's Code of Ethics less objectionable; the statement of intent is to not to limit people who could serve on boards and commissions and elected officials. She agreed the financial disclosure in Kirkland's Code of Ethics would likely deter citizens from volunteering for a board or commission.

Council President Petso noted there are other aspects, particularly in Kirkland's Code of Ethics that would deter citizens from volunteering to serve on a board or commission. There are events that do not constitute an ethics issue but might under a poorly drafted policy. For example when she was appointed to Council, a relative was serving on the Sister City Commission; that did not create an issue for her or him. It would have been unfortunate if the Code of Ethics forced one of them to resign their position. One of Kirkland's policies indicated it would be a conflict if a person serving on a board of commission lived in your household. In the example she provided, the person did live in her household for a period of time but it had no impact on his ability to serve on the Sister City Commission.

Council President Petso relayed the City Attorney wanted the Council to discuss whether they were interested in developing a Code of Ethics for Edmonds because it will take him a great deal of time to develop it. Less legal time would be involved in drafting a Code of Conduct.

Councilmember Buckshnis preferred the Bainbridge Island Code of Ethics. She agreed with not requiring boards and commissions to disclose financial information, commenting Councilmembers file with the Public Disclosure Commission. She liked the Code of Conduct although she feared it could be subjective. She recalled recent emotionally charged conversations with a fellow Councilmember that could have been interpreted as an argument. She preferred to start with a Code of Conduct using Snohomish County as an example.

Councilmember Bloom also liked Bainbridge Island's Code of Ethics policy the best. She recalled Councilmember Peterson's concern with Bainbridge Island's creation of an Ethics Board and the need for staff support for such a board. She supported adopting a Code of Ethics for the Council, boards and commissions. She explained an ethics violation was not related to conduct but rather conflicts of interest. She asked the City Attorney to describe an ethics violation. City Attorney Sharon Cates answered Code of Ethics are related to conflict of interest issues, not interpersonal interaction.

Councilmember Bloom commented Bainbridge Island's policy allows citizens to ask questions about potential ethics violations and the Ethics Board decides whether to pursue a complaint. Bainbridge Island's policy also has consequences for bringing a frivolous or unsubstantiated complaint. She asked if that was typical of ethics policies. Ms. Cates answered a solid ethics code includes a process for determining whether a complaint is an ethics violation. Councilmember Bloom noted an ethics complaint is required to be notarized and to include information about the violation.

Councilmember Buckshnis expressed support for the Personnel Committee working on a Code of Conduct similar to Kirkland's.

Councilmember Yamamoto agreed with the Committee continuing to consider a Code of Conduct and a Code of Ethics. He encouraged Councilmembers to submit suggestions/comments/concerns to the committee.

Councilmember Fraley-Monillas suggested scheduling further discussion on either the September 17 or 24 Council meetings. Council President Petso agreed it could be scheduled with the understanding it would be discussion only due to the absence of three Councilmembers.

Councilmember Peterson suggested Councilmembers review Bainbridge Island's ethics policy on their website. He agreed there were good ideas in the policy; he was opposed to creating an Ethics Board.

Councilmember Bloom agreed with first establishing a Code of Conduct but did not want to abandon the idea of a Code of Ethics. The Personnel Committee has discussed it at length and the community would like the City to have an ethics policy.

Councilmember Buckshnis agreed with Councilmember Peterson's concern with creating an Ethics Board. She preferred to use a professional Ethics Officer.

14. REPORT ON OUTSIDE BOARD AND COMMITTEE MEETINGS

Councilmember Johnson reported on her participation on the review of arts and cultural aspects of the Parks, Recreation and Open Space Plan. She described efforts to gather input from the public including a survey at the recent concert in the park. There is also an online survey available.

Councilmember Bloom reported the Tree Board discussed definitions in the Tree Code including hazardous trees, nuisance trees and trees.

Councilmember Bloom reported the Council interviewed a new member for the Lodging Tax Advisory Committee tonight.

Councilmember Bloom reported on her first meeting as the Council liaison to the Port of Edmonds liaison. The Commission discussed budget issues and promotional efforts. The Commission was also provided a project update including expansion of Anthony's Beach Café as well as the roof on Harbor Square building 2 which is \$30,000 under budget and will last 20-30 years.

Minutes

PUBLIC SAFETY & PERSONNEL COMMITTEE MEETING September 9, 2014

Elected Officials Present

Councilmember Adrienne Fraley-Monillas
Councilmember Strom Peterson

Staff Present

The meeting was called to order at 7:29 p.m.

A. Discussion Regarding Code of Ethics

Councilmember Fraley-Monillas explained the proposed code of ethics was a simplified version and was intended to cover staff, elected officials, volunteers, etc. She reviewed the bulleted items in the proposed code and suggested that enforcement be a separate policy. Committee members discussed minor amendments to the wording of the code of ethics.

Action: Councilmember Fraley-Monillas will edit the code and email to Councilmember Peterson. Schedule for full Council in the future.

B. Public Comment – None

The meeting was adjourned at 7:36 p.m.

Attachment 9

CODE OF ETHICS

The purpose of the Edmonds Code of Ethics is to strengthen the quality of government through ethical ~~principals~~ principles which shall govern the conduct of elected and appointed officials, and employees

We shall:

- Be dedicated to the concepts of effective and democratic government
- Affirm the dignity and worth of the services rendered by government and maintain a sense of social responsibility
- Be dedicated to the highest ideals of honor and integrity in all public and personal relationships
- Recognize that the chief function of local government at all times is to serve the best interest of all the people
- Keep the community informed on municipal affairs encourage communications between the citizens and all municipal officers. Emphasize friendly and courteous service to public and each other, seek to improve the quality and image of public service
- Seek no favor; ~~believe that do not~~ personally benefit or profit ~~secured~~ by confidential information or by misuse of public time ~~to be dishonest~~
- Conduct business of the city in a manner which is not only fair in fact, but also in appearance.
- Not knowingly violate any Washington statutes, city ordinances or regulations in the course of performing duties

Attachment 10



Code of Ethics

The purpose of the City of Shoreline Code of Ethics is to strengthen the quality of government through ethical principles which shall govern the conduct of the City's elected and appointed officials, and employees, who shall:

We dedicated to the concepts of effective and democratic local government.

Democratic Leadership. Officials and staff shall honor and respect the principles and spirit of representative democracy and set a positive example of good citizenship by scrupulously observing the letter and spirit of laws, rules and regulations.

Affirm the dignity and worth of the services rendered by government and maintain a deep sense of social responsibility as a trusted public servant.

We dedicated to the highest ideals of honor and integrity in all public and personal relationships.

Public Confidence. Officials and staff shall conduct themselves so as to maintain public confidence in city government and in the performance of the public trust.

Impression of Influence. Officials and staff shall conduct their official and personal affairs in such a manner as to give the clear impression that they cannot be improperly influenced in the performance of their official duties.

Recognize that the chief function of local government at all times is to serve the best interests of all the people.

Public Interest. Officials and staff shall treat their office as a public trust, only using the power and resources of public office to advance public interests, and not to attain personal benefit or pursue any other private interest incompatible with the public good.

Keep the community informed on municipal affairs; encourage communication between the citizens and all municipal officers; emphasize friendly and courteous service to the public; and seek to improve the quality and image of public service.

Accountability. Officials and staff shall assure that government is conducted openly, efficiently, equitably and honorably in a manner that permits the citizenry to make informed judgments and hold city officials accountable.

Respectability. Officials and staff shall safeguard public confidence in the integrity of city government by being honest, fair, caring and respectful and by avoiding conduct creating the appearance of impropriety or which is otherwise unbecoming a public official.

Seek no favor; believe that personal benefit or profit secured by confidential information or by misuse of public time is dishonest.

Business Interests. Officials and staff shall have no beneficial interest in any contract which may be made by, through or under his or her supervision, or for the benefit of his or her office, or accept directly or indirectly, any compensation, gratuity or reward in connection with such contract unless allowed under State law.

Private Employment. Officials and staff shall not engage in, solicit, negotiate for, or promise to accept private employment or render services for private interests or conduct a private business when such employment, service or business creates a conflict with or impairs the proper discharge of their official duties.

Confidential Information. Officials and staff shall not disclose to others, or use to further their personal interest, confidential information acquired by them in the course of their official duties.

Gifts. Officials and employees shall not directly or indirectly solicit any gift or accept or receive any gift whether it be money, services, loan, travel, entertainment, hospitality, promise, or any other form - under the following circumstances: (a) it could be reasonably inferred or expected that the gift was intended to influence the performance of official duties; or (b) the gift was intended to serve as a reward for any official action on the official's or employee's part.

Investments in Conflict with Official Duties. Officials and employees shall not invest or hold any investment, directly or indirectly, in any financial business, commercial or other private transaction that creates a conflict with their official duties.

Personal Relationships. Personal relationships shall be disclosed in any instance where there could be the appearance of a conflict of interest.

Business Relationships. Officials and staff shall not use staff time, equipment, or facilities for marketing or soliciting for private business activities.

Reference Checking. Reference checking and responding to agency requests are a normal function of municipal business and is not prohibited if it does not adversely effect the operation of the City.

Conduct business of the City in a manner which is not only fair in fact, but also in appearance.

Personal Relationships. In quasi-judicial proceedings elected officials shall abide by the directives of RCW 42.36 which requires full disclosure of contacts by proponents and opponents of land use projects which are before the City Council. Boards and Commissions are also subject to these fairness rules when they conduct quasi-judicial hearings.

Not knowingly violate any Washington statutes, City ordinance or regulation in the course of performing their duties.



Councilmember Peterson relayed the ECA/EPFD has been looking for different funding sources. The roof is a key element of the structure. If the roof fails the City will still own the building in the future. It seems logical to add that capital project to the City's capital budget request.

COUNCILMEMBER MESAROS CALLED FOR THE QUESTION, SECONDED BY COUNCIL PRESIDENT BUCKSHNIS. CALL FOR THE QUESTION FAILED (4-3) FOR LACK OF A SUPER MAJORITY; COUNCILMEMBERS BLOOM, PETSO AND FRALEY-MONILLAS VOTING NO.

Councilmember Fraley-Monillas preferred to delay a vote until her questions were answered. She was concerned about the Frances Anderson Center versus the ECA. Mayor Earling relayed his conversation with staff; the Frances Anderson Center needs attention but Mr. Stevens indicated it can last a while longer whereas the failure of the ECA roof is affecting rentals. Mr. Williams felt the Frances Anderson Center roof could be delayed a year.

Councilmember Fraley-Monillas preferred speak to Mr. Stevens and determine how he prioritized projects and why funding for the Frances Anderson Center roof was moved from 2015 to 2016.

Councilmember Petso relayed the ECA/EPFD has undertaken a small project to stop the leaks for now but she did not know the longevity of that project.

MAIN MOTION CARRIED (4-2-1), COUNCILMEMBERS BLOOM AND FRALEY-MONILLAS VOTING NO AND COUNCILMEMBER PETSO ABSTAINING.

13. DISCUSSION REGARDING CODE OF ETHICS

Mayor Earling advised this item will be rescheduled to a January meeting.

14. MAYOR'S COMMENTS

Mayor Earling announced all the Giving Tree requests at City Hall and Frances Anderson Center have been picked up. He announced Kernan Lien was selected as Employee of the Year. He wished the Community and the Council Happy Holidays.

15. COUNCIL COMMENTS

Student Representative Eslami wished everyone Happy Holidays and a Happy New Year.

Councilmember Mesaros reported on his December 4 tour of the Police Department. He thanked Officer Barker for the visit to the Prism Range and Officer Sutton for the ridealong. He attended the Seashore Forum on December 5 and was the only non-King County person at the Climate and Clean Energy Meeting on Mercer Island on December 9. The meeting was very informative and included discussion regarding climate issues that will be before the legislature this session. On December 11 he attended the SnoCom Board meeting; the New World system will be launched soon.

Councilmember Mesaros announced his reappointment of John Rubenkonig to the Economic Development Commission (EDC).

Councilmember Peterson wished everyone a Happy Holiday and looked forward to the New Year.

Councilmember Bloom announced her reappointment of Douglas Swartz to the EDC and her appointment of Jenny Antilla to the EDC.

City Council Meeting**Meeting Date:** 01/13/2015**Time:** 20 Minutes**Submitted For:** Councilmember Buckshnis**Submitted By:** Jana Spellman**Department:** City Council**Review Committee:****Committee Action:****Type:** Information**Information****Subject Title**

Continued Discussions on the Study Sessions

Recommendation**Previous Council Action**August 26, 2014 Council Meeting: Minutes attached.September 2, 2014 Council Meeting: Minutes attached.September 23, 2014 Council Meeting: Minutes AttachedCouncil held its first study session on October 14, 2014 (minutes attached).October 28, 2014 Council Meeting: Due to the lateness of the hour the Continued Discussion on Study Sessions was rescheduled as an item for this agenda.November 10, 2014 Council Meeting: See attached minutes.**Narrative**

During the November 10, 2014 Council Meeting, it was announced that this agenda item would be rescheduled to a future meeting.

At the City Council Meeting on September 23, 2014, a Study Session example format was tested. This discussion is to set a policy on the format of these types of meetings. Items to consider now will be:

- 1) Start time of meetings – consistent with Business Meetings or change meeting time altogether? Study Meeting dates set at 6PM unless executive session and if executive session, meeting will start after 6PM executive session. Regular Meetings to start at 7PM. Compromise? Does Council want all meetings to start at 6:30?
- 2) Configuration of tables, some Council Members do not want their back to the audience and others want to have an informal set-up where discussion can easily occur which means having Council Members face each other.
- 3) SPEAKING into the microphone. This needs to happen. Many complaints as some Council Members were not heard.
- 4) All presentations need to be available for the public to see. As an example, the insurance switch was

handled at the table with Council but no overhead was shown for the public.

5) Round-robin – Doesn't have to be round robin per se but Council Members are allowed one or two questions and then another Council Member is allowed to answer questions.

6) Timing for discussions – with Westgate, there was maybe 15 minutes afforded for questions; do we want to have at least one-half hour set aside for discussions?

7) Understood that all items that are moved, are moved onto Consent for the next week, unless specified.

Attachments

Attachment 1 - Special Meeting Format Test

Attachment 2 - 8-26-14 Approved CM

Attachment 3 - 9-2-14 Approved CM

Attachment 4 - 9-23-14 Approved CM

Attachment 5 - Oct 14 2014 Approved CM

Attachment 6 - 11-10-14 Approved Council Minutes

Form Review

Inbox	Reviewed By	Date
City Clerk	Scott Passey	01/08/2015 09:49 AM
Mayor	Dave Earling	01/08/2015 11:05 AM
Finalize for Agenda	Scott Passey	01/08/2015 11:05 AM
Form Started By: Jana Spellman		Started On: 12/18/2014 11:20 AM
Final Approval Date: 01/08/2015		

SPECIAL MEETING FORMAT TEST

Tonight is a testing of a popular format and we will discuss at the next Special Session, if this is sufficient or if changes need to occur.

- 1) Sit on floor in u-shape with presenters also sitting in top of u unless presenting
- 2) Presentation by staff
- 3) After presentation, round-robin scenario with each Council Member allowed three questions.
- 4) Round-robin continues until all questions have been answered
- 5) After all questions and answers and time permits, Council discussions can follow.

Other Suggested Formats not being done tonight:

- Round-robin with time limits.
- No time limits but round-robin.
- Regular question and answer with no round-robin formatting.

ATTACHMENT 1

9. DISCUSSION REGARDING CITY COUNCIL MEETING FORMAT

Development Services Director Hope explained at a Council retreat in May there was discussion about ways to make Council meetings more efficient and effective and allowing more dialogue between Councilmembers prior to voting on an item. One idea that was briefly discussed was the possibility of two study sessions per month alternating with two business meetings per month. At business meetings, the Council would take official action. Study sessions would be an opportunity for Councilmembers to have dialogue, ask questions, etc.; votes would not be taken at study sessions. Under the proposal both business meetings and study sessions would be recorded and televised. Typically at a study session the Council would be seated around a table instead of seated at the dais. Many other cities in this area have a similar format; it works well to get things done and provides an opportunity for conversation.

Ms. Hope explained by including all Councilmembers in the conversation, separate community meetings would not be needed as all information can be presented to the Council in a transparent, public process. An exception could be made for the Finance Committee to address routine business as the Council may choose. She summarized alternating study sessions and business meetings would be a more efficient way for the Council to have dialogue. Although the exact details do not have to be included in the code, if the Council chooses this format, some minor amendments to the code will be necessary. If the Council is interested in this format, she suggested providing direction to the City Attorney to craft an ordinance for consideration at a future meeting.

Councilmember Mesaros observed under this proposal, the Finance Committee would meet before one of the study sessions. He felt the committee meetings were quite efficient and typically lasted only an hour. He suggested holding the other two committee meetings at the same time as the Finance Committee meeting. For example, start at the committee meetings at 6:30 p.m. and begin the study session at 7:30 p.m. That would allow the committees to discuss some items that would be scheduled on the consent agenda. Ms. Hope agreed that was an option. One of the rationales behind not having committee meetings was it was difficult to be fully functional for another, longer meeting after a committee meeting. Secondly, committee meetings are often discussion on items that still need to be discussed by the full Council, resulting in repetition.

Councilmember Mesaros commented that was an agenda management issues; items that require discussion by the full Council would not go to committee. The committees could review items that were typically scheduled on the consent agenda. If an item needed to be reviewed by the full Council, it could be discussed at a study session. He acknowledged sometimes the full Council will discuss an item that could have been on the Consent Agenda. Councilmembers can always request an item be moved from the Consent Agenda to the full agenda.

Council President Buckshnis expressed support for the proposed format. She noted there are items that some Councilmembers want discussed by the full Council. To ensure transparency, she preferred to have the Council's discussions televised. A determination can be made by the Council President, Council President Pro Tem and the Mayor regarding items to be placed on the Consent Agenda. She suggested trying this format; if it doesn't work, the format can be changed back. She referred to last week's agenda as an example of how many items ended up on the agenda, several that Councilmembers did not want moved to the Consent Agenda. She summarized eliminating committee meetings will minimize repetition.

Councilmember Fraley-Monillas said she liked this idea because the Council was able to have a full discussion. Sometimes when things are discussed by a committee, by the time it comes to Council, the other Councilmembers may not know the reason the committee supported or did not support an item. Having two study sessions and two work sessions and eliminating two committees will make the

Council's job easier. She did not find the Public Safety & Personnel (PSP) or the Planning & Public Works (PPP) Committees very effective as often staff gives a full report to the committee and then give it again to the full Council. She was uncertain how items would be scheduled on the Consent Agenda as there are different opinions regarding what should be on the Consent Agenda and what should be presented to the full Council. Ms. Hope said the Q&A in the Council packet includes criteria for items that would be on the Consent Agenda although she understood that could differ between Councilmembers.

Councilmember Petso agreed with Councilmember Mesaros, stating she found the committee structure incredibly efficient. If two committee members listen to a presentation such as regarding a lift station and determine it can be on the Consent Agenda, that saves the Council time and does not damage transparency. Councilmembers also have 10-12 days' notice before an item appears on the Consent Agenda and can pull it for further questions if necessary. She was also very concerned with splitting the committees; if the motivation was to include all Councilmember to improve transparency, clearly the one committee that should no longer exist is Finance. It is important Finance Committee items be done in the open and in the public and not by a small group of Councilmembers behind closed doors and placing items on the Consent Agenda. She recalled an example of that in the past with the contingent loan agreement with the Public Facilities District, a \$4 million guarantee by the City, that was placed on the Consent Agenda and did not want to risk that again. If the Finance Committee morphs into a Long Range Financial Task Force she felt that needed to be done in the public. Long Range Financial Task Forces inevitably conclude a levy will be needed in the future and a levy requires the participation and endorsement of all seven Councilmembers. She preferred to retain the current committees or eliminate all of them. Her preference was study sessions and the current committees; the committees could regulate what needs a study session.

Councilmember Johnson was an advocate of this proposal, advising she has seen work effectively in other jurisdictions. One of the big advantages is the format; having the Council seated at the table allows conversation amongst Councilmembers and staff presenting information and it will be easier to see the screen. This is an effective way to do business; change is difficult and there is a tendency to do things the way they have always been done. She supported having study sessions, acknowledging there will be a transition period to sort things out but in the end it was worth trying.

Councilmember Peterson commented one of the most dangerous phrases in the English language is we've always done things that way. He supported the proposal, finding it an excellent idea. The proposed criteria will determine what is scheduled on the Consent Agenda. In his early years on the Council, many items were on the Consent Agenda that had not been reviewed by committee. That changed after some surprise items on the Consent Agenda; the proposal will address that without the unnecessary minutia in committee meetings. The Council can add additional guidelines and Councilmembers have the ability to pull items from the Consent Agenda. The proposed format allows Councilmembers to ask questions of staff, adds transparency and assists staff, the public and councilmembers. It will provide greater opportunity for the public to see more of what is going on and gives Councilmember a better understanding of the details.

Councilmember Bloom said she emailed Councilmembers a proposed hybrid approach but was unable to find it now. She suggested Senior Executive Council Assistant Jana Spellman find the email with her suggested approach. Councilmember Bloom explained she averaged the number of committee items and found an average of 17.2 total items per month. The PSP Committee has a lot fewer agenda items, Finance and PPP Committees have the highest number of agenda items. Her analysis also considered public comments at committee meetings. She found that public comment at committees was more intimate and allowed conversation.

Councilmember Bloom suggested holding committee meetings before meetings and two work sessions to discuss all the items the Council typically considers and are most likely not to be scheduled on Consent Agenda. She also suggested holding committee meetings following one Council meeting per month to discuss items that seem to be Consent Agenda items. This approach would cover all the bases. She was concerned with eliminating the PPP Committee as reviewing the volume of agenda items would be an enormous burden on the full Council. She preferred to have the PPP Committee screen those items.

Councilmember Bloom was also concerned the proposal to continue the Finance Committee, comprised of the Council President and two other Councilmembers, places an additional responsibility on the Council President. An option would be to eliminate the PSP Committee since most of the items are on Consent and those that are not, require discussion by the full Council such as the ethics policy and code of conduct. If the PSP Committee were eliminated, Councilmembers with the exception of the Council President, could be divided among the two remaining committees. She requested the Council consider this hybrid approach and for the information in her email to be provided the next time the Council discusses this topic.

Councilmember Fraley-Monillas did not support having committee meetings following Council meetings. Often the Council meets as early as 6 p.m. for an executive session; having a committee meeting following a Council meeting would be very difficult. She suggested dissolving the PSP and PPP Committees and holding the Finance Committee meeting prior to a Council meeting and filming it.

Councilmember Mesaros clarified his proposal was also a hybrid; the committees would be retained and meet at the same time as the Finance Committee. To avoid repetition, the committees can consider items that will be scheduled on the Consent Agenda, items the full Council should discuss will not be reviewed by a committee.

Councilmember Petso endorsed Councilmember Mesaros' approach which would retain the committees. Another option is to shift park-related items to the PSP Committee to better distribute agenda items, noting Ms. Hite already attends the PSP meetings to present items related to personnel.

Council President Buckshnis assured it was not her intent to have Finance Committee meetings that were secret or behind closed doors. She agreed with Councilmember Fraley-Monillas' suggestion to have Finance Committee meetings filmed. She suggested retaining the Finance Committee because of the four cities listed, three kept their Finance Committee. She felt it was more effective to discuss long range financing, budget forecasting and policy discussions in a smaller group setting and then forward it to the full Council. She included the Council President in the Finance Committee to add a third member. She supported trying the alternating study session with only the Finance Committee and if a Councilmember had an issue with a Consent Agenda item, it could be pulled.

Council President Buckshnis said in Council Presidents, Councilmembers and Mayors in other cities agree this is a more efficient method; it avoids duplication of work and information and allows for better communication between Councilmembers and with the public. If the public is uncomfortable with being filmed during a Council during study sessions, their comments can be audio recorded rather than filmed.

Councilmember Peterson said he was initially undecided about keeping the Finance Committee; it makes sense as it is the basis of a lot of decisions. With only the Finance Committee, it can be televised and additional Councilmembers can attend the Finance Committee meeting if they wish because the meetings are noticed as open public meeting. Televising the Finance Committee meetings also allows the public to see the steps in the process. If all three committees are retained, there is no way to televise all three.

Councilmember Bloom asked how the Finance Committee meeting could be televised. Councilmember Peterson explained their meeting would be held before the work session. If all Councilmembers can attend the Finance Committee meeting and it is televised, Councilmember Bloom pointed out the items could just be discussed at a full Council meeting. She supported having two work sessions per month. However, during the budget process it was her understanding the Council President found it difficult to schedule agenda items and she anticipated it would be even more difficult if action would not be taken at two meetings per month.

Councilmember Petso agreed with Councilmember Bloom’s comment regarding scheduling in the final quarter of year. She experienced that last year and recalled Councilmember Peterson chastising the Council with the phrase, “we’re running out of Tuesdays in this calendar year.” If the Council chooses to change the format, she suggested beginning in January.

Council President Buckshnis recalled last year there was a closed record review that consumed a great deal of the Council’s time. She has worked with Mayor and Directors on the extended agenda and preferred to try the proposed process beginning in October. She reiterated her support for retaining the Finance Committee, pointing out three of four cities have a Finance Committee and it is important to have policy discussion and long term planning in a committee meeting.

Mayor Earling advised the discussion will continue next week. Council President Buckshnis relayed the agenda item next week will include action.

Mayor Earling declared a brief recess.

10. DISCUSSION OF PLANNING BOARD'S RECOMMENDATION FOR PROPOSED ZONING CHANGES RELATED TO WESTGATE

Planning Manager Rob Chave provided background on the Westgate code discussion:

- Public hearing on August 4, 2014
- Staff has reviewed the hearing record and follow-up discussion on the draft code. As part of that review, staff suggested:
 - Make sure that the code is consistent with the expressed intent
 - Remove inconsistencies
- Approximately a dozen issues were combined into seven discussion topics:

1. Commercial requirements

- **Clarifying the various building types to include commercial requirements, especially regarding the commercial mixed use types**

Building Type	Residential Uses	Office Uses	Retail
1. Rowhouse	Any floor	Not allowed	Not allowed
2. Courtyard	Any floor	Ground floor only	Ground floor only
3. Stacked dwellings	Any floor	Ground floor only	Ground floor only
4. Live-work	Not ground floor	Ground floor only	Ground floor only
5. Loft mixed use	Not ground floor	Any floor	Any floor
6. Side Court Mixed use	Not ground floor	Any floor	Ground floor only
7. Commercial Mixed use	Not ground floor	Not ground floor	Any floor

8. Assuring commercial space

- Adjusted the building type location diagram (page 8) to be more consistent with the overall intended commercial mixed use chapter of Westgate. (The old diagram is included on page 9 for reference, but will be deleted if the new diagram on page 8 is preferable.

is considering, it is the intensity of adjacent land uses. Ecology suggested the interim designation to allow the City and the Port to determine reach agreement on development in Urban Mixed Use IV environment. The Port has expressed support for a 50-foot buffer. Ecology's letter recommends the Council consider changing the proposed marsh buffer to a 50-foot minimum width with an interim designation and add additional language that recognizes the final buffer and setback will be determined within the Harbor Square redevelopment process.

Councilmember Mesaros asked whether the setback had to be 50 feet or 150 feet or could it be 75 feet. Mr. Lien answered it can be whatever the Council sets. The 50-foot setback recommended by the Planning Board was considered to be consistent with the no net loss requirement. The 150-foot setback originally came from Small Jurisdiction Wetlands Guidance where Category 1 wetlands such as the Edmonds Marsh have a 150-foot buffer. Ecology noted through their SMP handbook that a setback alone without a buffer requirement would meet the SMA requirement. Setting the setback at 50 feet is wider than the current 25-foot open space requirement in the current contract rezone. Councilmember Mesaros pointed out this proposal doubles the existing requirement. Mr. Lien agreed.

Councilmember Peterson expressed concern with the 150-foot setback particularly with the redevelopment that is occurring at the Antique Mall property. He asked whether the Port could do any stormwater mitigation in the Antique Mall parking lot with a 150-foot setback. Mr. Lien answered that would be considered a restoration project and would be allowed with the 150-foot setback.

Councilmember Peterson commented if a restaurant moved in, a view of the marsh would be advantageous. He asked whether a deck could be constructed on the back of one of the buildings. Mr. Lien answered not within the 150-foot setback. Councilmember Peterson referred to one of the building where 3/4th of the buildings was in the setback and asked whether a roof penetration could be done to install a hood. Mr. Lien answered improvements can be made within the existing building footprint but the nonconformity cannot be expanded by adding anything in the setback area.

Councilmember Fraley-Monillas referred to language in the letter from Ecology that states within this designation the Council has approved a 50-foot buffer with a 100-foot setback. The purpose of the interim designation is to give the Port and the City time to negotiate development plans for the Harbor Square property. Ecology agrees with the concept of an interim designation for this property. Ecology is available to help reach agreement on this important decision. Mr. Lien responded that was the reason for his concern with the interim designation; Ecology suggested the interim designation assuming the City and the Port are working together. Councilmember Fraley-Monillas observed the City and Port have not been working together. Ecology's offer to help reach an agreement is an important step in determining the best setback and buffer. Mr. Lien agreed that could be worked on during the next two years.

Council President Pro Tem Johnson raised an issue that was discussed at the Planning Board; an area of the 25-foot open space area between Harbor Square and the marsh that has been graveled and used for temporary parking. She asked what steps have been/will be taken to restore that to open space and remove the temporary parking. Mr. Lien answered no steps have been taken to remove the gravel parking next to Harbor Square Athletic Club.

Councilmember Petso observed the letter from Ecology was dated spring 2014, the decision on the Port plan was fall 2013. Mr. Lien answered the decision on the Port Master Plan was the end of 2013; he acknowledged it has been awhile since this was discussed.

Mr. Lien advised a public hearing is scheduled on September 16.

11. DISCUSSION REGARDING CITY COUNCIL MEETING FORMAT

Development Services Director Shane Hope recalled the Council's discussion last week as a follow up to discussion at a retreat regarding ways for the Council to work together better and options for dialogue without voting. The proposal is to alternate study sessions and business meetings and not have committees other than a Finance Committee to address routine or designated business. Not having committee meetings would allow all Councilmembers to hear presentations and Q&A and not have it done twice, once at a committee meeting and again at a Council meeting.

Councilmember Mesaros reiterated he was in favor of this format. However, if the Finance Committee continued to meet, he recommended the other two committees also continue to meet. If the purpose is to allow the full Council to discuss items, he recommended not having any committee meetings. If finance is such an important topic, the full Council should be provided the information at a study session that would have been provided at a Finance Committee meeting.

Councilmember Bloom agreed with Councilmember Mesaros' suggestion. If the intent was for the Finance Committee to meet at 6 p.m. and have the regular Council meeting start at 7 p.m., the Council meeting could simply start early and all Councilmembers could attend. Her primary concern with eliminating all the committees is her research found an average of 17.2 committee meeting agenda items per month. The committees screen items that come to the Council on a regular basis and schedule them on the Consent Agenda which she felt was very efficient; Councilmembers have the option of pulling an item from Consent. Some items reviewed by committee should go to the Council such as the Public Works Quarterly Report. Rather than eliminating all the committees, she suggested the Council decide what items should regularly come to the Council to prevent them from being reviewed in committee and by the full Council. She was inclined not to change the Council meeting format unless all the committees were eliminated.

COUNCIL PRESIDENT PRO TEM JOHNSON MOVED, SECONDED BY COUNCIL PRESIDENT BUCKSHNIS, TO DIRECT THE CITY ATTORNEY TO CREATE AN ORDINANCE TO BRING BACK TO THE CITY COUNCIL TO AUTHORIZE STUDY SESSIONS FOR THE COUNCIL'S FUTURE FORMAT SO THAT THERE WOULD BE TWO BUSINESS SESSIONS AND TWO STUDY SESSIONS PER MONTH.

Councilmember Petso asked for clarification regarding what would happen with the committees under Council President Pro Tem Johnson's motion. Council President Pro Tem Johnson answered time will tell what works best. She wanted the Council to have better dialogue with staff in the study session. She recalled Finance Director Scott James said the Finance Committee meeting does not necessarily have to be held Tuesday at 6 p.m.; it could be held at any time. Mr. James' interest in retaining the Finance Committee was not to do the regular work the committee is doing now but to have a long term strategy. That could include all or some of the Council.

COUNCILMEMBER FRALEY-MONILLAS MOVED, SECONDED BY COUNCILMEMBER PETERSON, TO AMEND THE MOTION TO REMOVE ALL COMMITTEE MEETINGS.

Councilmember Fraley-Monillas suggested starting without committee meetings and add them if necessary. With regard to the Finance Committee, she felt it would be beneficial for all Councilmembers to hear what occurs in the Finance Committee meetings. She suggested 15-30 minutes could be spent during a study session to discuss Finance Committee meeting topics. She supported the study session/business meeting format because she liked to hear why items were scheduled on the Consent Agenda or the full agenda, noting it seemed to differ based on the Councilmembers on the committee or even staff assigned to the committee; there was no consistency. She anticipated the Council may be able to review agenda items more quickly with this format.

Councilmember Peterson suggested the first half hour of the first study session of the month consider Finance Committee meeting topics.

In response to Councilmember Fraley-Monillas' concern with why some items are scheduled on the Consent Agenda and others are scheduled for full Council, Councilmember Bloom relayed her understanding that items that would be scheduled on the Consent Agenda would not be presented to the full Council. The Council President would determine which items would be scheduled on the Consent Agenda. Councilmember Fraley-Monillas suggested that could be worked out, perhaps by a smaller subgroup; she supported abolishing the committees. Councilmember Bloom referred to the average of 17.2 items per month discussed by committee which equated to 8 items per study session in addition to regular agenda items.

Mayor Pro Tem Buckshnis commented there are some routine things that are always scheduled on Consent. Each meeting will have an agenda that includes a Consent Agenda each meeting. Councilmembers can pull items from the Consent Agenda.

AMENDMENT CARRIED UNANIMOUSLY.

MAIN MOTION AS AMENDED CARRIED (6-1), COUNCILMEMBER PETSO VOTING NO.

For Mayor Pro Tem Buckshnis, Mr. Taraday explained the motion directed him to prepare an ordinance. The Council did not need to wait until the effective date of the ordinance to implement the new process. Under the current code, the Council has four meetings per month; the Council can decide to the two of the meetings be study sessions and two be business meetings.

Mayor Pro Tem Buckshnis suggested the first study session be held on October 14.

12. REPORT ON CITY COUNCIL COMMITTEE MEETINGS OF AUGUST 12, 2014

Public Safety & Personnel Committee

Councilmember Fraley-Monillas reported on items discussed by the committee and action taken:

- A. Liquor/Recreational Marijuana License Review Process – Full Council
- B. Lead Court Clerk job description – Full Council
- C. No public comment

Finance Committee

Council President Pro Tem Johnson reported on items discussed by the committee and action taken:

- A. 2014 June Quarterly Budgetary Financial Report – Consent Agenda
- B. Employee Expenses, Volunteer Recognition and Reimbursements Policy – Discussion only
- C. IT Update – Discussion only
- D. PFD Quarterly Report – Consent Agenda
- E. Business License Fees Discussion – Consent Agenda
- F. Public comment from Judge Fair regarding the salary which was discussed on tonight's agenda, and from Port Commissioner David Preston regarding the Port's tiered late fee

Parks, Planning & Public Works Committee

Councilmember Mesaros reported on items discussed by the committee and action taken:

- A. Public Works Quarterly Project Report – Full Council
- B. Report and Project Close Out for the WWTP Switchgear Upgrade Project – Full Council
- C. Phase 4 - Energy Improvement Project – Consent Agenda
- D. Proof-of-Concept Proposal for the Sunset Avenue Sidewalk Project – Full Council
- E. Authorization to Award a Construction Contract for the 2014 Citywide Storm Drainage Improvement Project to D&G Backhoe, Inc. in the Amount of \$337,759.43 – Consent Agenda

For Council President Buckshnis, Mr. Taraday explained there is a difference between applying for and accepting a grant. The City is not under any obligation to accept grant funds once it a grant is awarded although the City would look bad to the granting agencies and potentially lose credibility if it rejected grants on a regular basis. He has noticed the Council and administration may not be on the same page about how to pursue grant funds and that a great deal of the frustration and tension regarding projects often stems from a grant application. It is a chicken and egg problem, what authority if any should the administration have to pursue grants; whether a project needs to be on a particular list in order to pursue a grant. There is legitimate policy debate the Council needs to have regarding these questions.

Mr. Taraday commented another issue is prioritization of projects and who should prioritize projects, the Council or administration, and can the administration pursue a grant for any project in the CFP. In reality, administration has a better handle on what projects they can obtain funds for. The Council may have its prioritized list but there needs to be better dialogue between the Council and the administration regarding projects administration thinks funding can be obtained for which may not necessarily match the Council's prioritized list.

Council President Buckshnis commented using \$10,000 to leverage \$320,000 was a no brainer. She agreed there may need to be a policy because this issue keeps coming up.

Councilmember Mesaros referred to Council President Buckshnis' question and asked about the current policy with regard to this set of facts. Mr. Taraday answered the Council currently adopts the budget at the fund level which gives the administration the authority to reallocate funds as long as it does not overspend the appropriation for a given fund. For example, the crosswalk, he supposed the fund language was lenient to enough allow for some reallocation within the fund.

Councilmember Mesaros relayed his understanding that the City did not receive a grant from the State for the crosswalk. Mr. Williams agreed, adding the City did not apply for a grant. Councilmember Mesaros summarized therefore the project did not have to be on the CFP or CIP because it was not a City project.

Councilmember Petso said she understood that staff can reallocate within the fund but she was not aware that staff could reallocate money to projects that are not on CFP, CIP or TIP. Mr. Taraday answered it depends on how the documents are drafted; he has not been asked to analyze whether the way the current budget is adopted gives the administration flexibility to reallocate funds to projects that are not otherwise on the list.

If the Council approves a project such as a walkway and realistically funding is easier to obtain if the project is converted into a multiuse pathway, Councilmember Petso asked whether that decision should come back to Council or does approval of a walkway also approve a change in a project to cater to a grant opportunity. Mr. Taraday answered there was a policy question and a legal question. Legally it depends on how detailed the description of the project is. For example if the capital budget says in 2014 the City will spend money on these and only these capital projects and those capital projects are very carefully detailed in a manner that do not allow a change such as from a walkway to a multiuse path, it could not be done without a budget amendment. He did not know if that had been done in the past.

Mayor Earling declared a brief recess. Council President Buckshnis distributed a suggested format for the study session.

10. STUDY SESSION REGARDING THE PLANNING BOARD'S RECOMMENDATION FOR PROPOSED ZONING CHANGES TO WESTGATE

Council President Buckshnis relayed tonight is a trial run; there will be a format in place for the next study session on October 14. She described tonight's format: a presentation from staff, followed by a

round robin of questions where each Councilmember is allowed three questions, and continuing until all questions have been answered. If time permits after all the questions have been answered, the Council can have a global discussion.

Planning Manager Rob Chave commented on the process to date including a Council public hearing on August 4, 2014. He provided examples of recent changes/adjustments:

- Clarified standards for amenity space and open space, for example clarified 15% minimum for each, clarified where these can be located
- Additional design standards for buildings
- Incentives for large retail spaces

With regard to traffic and setbacks:

- Traffic study shows no overall impact on level of service. Any future development will be analyzed for detailed traffic impacts (e.g. turning movements, access points)
- 12-foot setback preserves options; SR-104 study in last 2014/early 2015 will identify any additional recommendations for ROW improvements
- Setback requirements can be revised if needed

With regard to parking:

- Parking standards are minimums
- Added an increased parking standard (1.75 spaces per unit) for residential units that exceed 900 square feet. Achieves two goals:
 - More residential parking for larger units (that may accommodate more residents per unit)
 - Provides an added incentive for smaller units
- Proposed overall blended parking rate for commercial space is 1/500 square foot
- Existing grocery stores have a range 1 space per 350-370 square feet. Peak use is PM peak hour; much less during other parts of day
- Current usage assumes a shared parking area, not just provided onsite (e.g. QFC property has 1 space per 475 square foot)
- Comparisons with other cities show blended parking rates vary widely many at 1/500 (Mountlake Terrace, Bothell, Issaquah, Redmond, Kent), others at 1/400 (Bothell, Kent) or more. Some have no commercial requirement (Everett, Renton). Rates also vary by location within jurisdictions
- Residential parking generally varies from 0.75 or 1.0 per unit to sometimes more for larger units

Regarding lots and setbacks:

- Commercial areas provide street and residential setbacks, but not other setbacks
- Provides flexibility for locating and linking businesses

Mr. Chave displayed and described an aerial photograph of the existing QFC and PCC buildings on lot lines. He explained commercial areas provide setback in two ways, 1) from residential areas, and 2) from streets. There are no side setbacks or minimum lot sizes in commercial areas. He noted the QFC and PCC buildings were set on several of their lot lines. QFC owns their property; PCC leases their property.

He displayed an aerial photograph of the McDonalds site and described the amenity/open space versus setbacks. He provided details regarding the McDonald's property:

- 190 feet deep
- 400 feet wide
- Approx. 50 foot old front setback (actual - which includes 5-foot landscaping strip)
- Approx. 50 foot non-developed slope area
- 76,000 total lot area

- 11,400 - 15% amenity space required
 - 11,400 - 15% open space
 - 20,000 protected slope area 26.3% of total site
 - 4,800 front 12-foot setback 6.3% of total site
 - 8,000 front 20-foot setback 10.5% of total site
 - **Development scenarios**
- | | Existing Code | New Code |
|---------------------------------------|----------------------|-----------------|
| ○ Minimum landscape/open/amenity area | 8,000 | 31,400 |
| ○ Are available for building | 62,000 | 44,600 |
| ○ Total potential floor area | 124,000 | 133,800 |

With regard to amenity vs. open space:

- Clarified the intent to provide both amenity and open space within the area, with a 15% independent requirement for each
- Amenity space must be public, while open space can be public or private. In either case, each has its own requirement
- Note: No other zone in the City has anything like these requirements

With regard to commercial requirements:

- Clarified the various building types to indicate commercial requirements, especially regarding the commercial mixed use types:

Building Type	Residential	Office Uses	Retail
1. Rowhouse	Any floor	Not allowed	Not allowed
2. Courtyard	Any floor	Ground floor only	Ground floor only
3. Stacked Dwellings	Any floor	Ground floor only	Ground floor only
4. Live-Work	Any floor	Ground floor only	Ground floor only
5. Loft Mixed Use	Not ground floor	Any floor	Any floor
6. Side Court Mixed Use	Not ground floor	Any floor	Ground floor only
7. Commercial Mixed Use	Not ground floor	Not ground floor	Any floor

He displayed the original and a revised building type map. With regard to building design, he explained:

- A series of design standards have been added, addressing such things as massing and articulation, orientation to the street, ground level details, pedestrian facades, blank walls and ground floor ceiling heights.
- Note that any 4th story “must be stepped back 10 feet from a building façade facing SR-104 or 100th Avenue West” (page 27)

Mr. Chave displayed illustrations in the plan, largely taken from the commercial building standards for downtown. With regard to large format retail, he explained:

- Incentives have been added for large-format retail uses (e.g. groceries, drug stores)
 - 1) Adding bonus points for large-format retail in the height bonus table (p. 38)
 - 2) A potential for 5 more feet of building height to accommodate the need for higher ceiling space in a large format retailers (the extra 5 feet is only available when a large format retail space is provided in building (page 6/7)
- Intent is for large format retail to be retained; note existing leases/ownership and Bartell’s interest in expanding their investment

Mr. Chave displayed a Height Bonus Score Sheet that identified amenities already required and items that qualified for height bonus.

Councilmember Peterson referred to Mr. Chave's statement that parking requirements are minimums. In the example of Bartell's, if they feel they need more parking to redevelop they will provide it to enhance their business. Mr. Chave identified a lot behind Bartells that was provided in anticipation of a new building. Bartells provided more parking than they needed in anticipation of that additional development which did not occur due to the economy.

Councilmember Peterson commented there is a certain point in development where the developer makes their decision; if the City does not overly restrict, the market will dictate what is required. Mr. Chave answered one aspect of the market is the developer's experience or the store's experience with the type of parking they need. A second factor is the bank/investor looks closely at the market, access and parking. The final phase is ensuring the proposal meets the City's parking standards. If the parking standards are too tight, it can halt the process at the beginning particularly with infill in existing areas. In Bartell's case, they have a well-defined site and parking; they have a strong interest in providing sufficient parking for their store.

Mr. Chase commented another significant issue is the existing investments and ownership patterns. Bartells is in the process acquiring the entire corner; they currently only own store. QFC owns their property and have a strong interest in providing sufficient parking. QFC did a significant interior remodel approximately five years ago and is a very successful store even with PCC across the street. He did not fore see any of the main anchors, PCC, QFC or Bartells, moving out any time soon because they very successful.

Councilmember Petso asked if there was any requirement that the entire first floor of the Type 7 buildings be commercial versus tuck-under or semi-underground parking. Mr. Chave did not recall any specific numbers.

Councilmember Petso asked why amenity space was allowed to be in the setback area or six feet underground or six feet above ground. If the amenity space was in the setback area, she feared it may be close to the road. If the amenity space is underground or above ground, it may be nearly inaccessible and potentially invisible to passersby. She asked why that type of the amenity would be desired. Mr. Chave answered the reason for the six-foot requirement was to bring it down, close to the ground. In areas that have this type of amenity space such as plazas, there are frequently multiple levels, integrated seating, or a multi-functional plaza that serves as an outdoor amphitheater. The intent of the six feet was to make it pedestrian scale but also provide flexibility with regard to how the space was arranged. A requirement for ground floor would not provide for that type of varied areas.

With regard to the setback, in the McDonald's example, Mr. Chave explained if there is a 12-foot front setback there is already a reserved area behind near the slope; adding the amenity space leaves very little site area. The area cannot be used for parking and a McDonald's is not going to have parking under the building which may rule out a use like a McDonald's. Many sites will be hard pressed to satisfy the amenity space requirement even if the amenity space is in the front. If a walkway is provided near the right-of-way, for example the new landscaping/walkway area in front of Walgreens, the walkway is wider than the usual 4-5 feet. Near Walgreens there is a 5-foot planting area and a 7-foot wide walkway. The right-of-way was only 10 feet; in order to construct the additional walkway, an easement was obtained from the property owner to expand the walkway. The sidewalk does not count as amenity space; they still have to provide the 15%.

Councilmember Petso asked why language was added during this latest update that the buildings may not stand in isolation (page 193), noting it would seem to contribute to the side-lot to side-lot corridor effect down SR-104 and along 100th. Mr. Chave recalled that language was added to clarify that buildings need to be connected to the other buildings, sidewalks and walkways and not standing in isolation. Mr. Taraday

recalled that was added to clarify other language. Councilmember Petso asked why that was desirable, to have buildings connected along the stretch. Mr. Chave clarified it was not buildings physically connected wall to wall, the intent was connectivity between the buildings such as walkways, pathways, connected drives, etc. He suggested clarifying the language if that was not clear.

Council President Buckshnis said having the amenity space stratified is great, referring to downtown Lake Oswego. She asked whether there was an art aspect to the amenity space. Mr. Chave answered language could be included that encourages art as part of the amenity space or added to the score sheet.

Council President Buckshnis relayed she understood the concept of not having buildings stand in isolation. Mr. Chave commented the concept will fail if there is a building in a large parking and no way to get to from that building to buildings nearby. Council President Buckshnis commented PCC was very successful, they have a 30 year lease but their building is isolated. Mr. Chave agreed it was somewhat isolated but they have areas in front. The intent with redevelopment is things like changes in the paving and trees planted along walkways to identify the location of the walkway. Businesses like PCC may be willing to partner with the City.

Council President Buckshnis referred to the old fashioned sidewalks along SR-104. She asked whether the plan includes streetscapes with trees between the roadway and sidewalk to separate pedestrians from the traffic. Mr. Chave agreed yes, referring to the newer scheme in front of Walgreens and the multifamily development near Compass that separates pedestrians from the roadway.

Councilmember Johnson commented last week the Council authorized the SR-104 which has a Westgate emphasis. She asked how the results of the Westgate Transportation Study will be incorporated into the City's Comprehensive Plan. Development Services Director Shane Hope explained the SR-104 study will occur late 2014/early 2015. By that time she assumed the code would be adopted along with the minor changes to the 2014 Comprehensive Plan. The analysis will then come back for review by the Planning Board, Transportation Committee and City Council and elements will be incorporated into the Comprehensive Plan via the Transportation Element or other plans such as the Streetscape Plan. Any potential code changes could also be adopted at that time. Councilmember Johnson commented it was important for the public to understand the two will eventually be connected.

Councilmember Johnson commented the purpose and intent of the Westgate code calls for designing a landscape emphasis at the primary intersection of SR-104 & 100th/9th. Regardless of whether the existing 20-foot setback is retained or the proposed 12-foot setback adopted, she asked how the landscape emphasis will be achieved at the intersection. Mr. Chave commented the additional setback which will result in the buildings being quite low. It may be worthwhile to add language regarding signature plaza spaces and water features in addition to landscaping. He agreed that was an important concept, visitors should have a feeling that they have arrived somewhere.

Councilmember Johnson observed SR-104 has a natural environment notable for tall stands of evergreen trees. She asked how the green factors score sheet could be modified if there was a desire for greater emphasis on native trees. Mr. Chave responded one of the reasons for the protected slopes was due to the location of the large evergreens. An option would be to increase the points in the table for native vegetation. There is a significant bonus for protecting existing trees. Councilmember Johnson observed the bonus is 1 for bio-retention, .8 for protecting large existing trees and .1 for native. She suggested increasing the bonus for native trees. Mr. Chave commented on the interaction between the protected slopes and the emphasis on protecting trees in general; the bonus could be increased for protecting native species.

Councilmember Bloom observed the proposal was to allow 4 stories on the Bartell property with a 12-foot setback and an additional 5 feet in height would be allowed for 15,000 square feet. Mr. Chave agreed. Councilmember Bloom observed the building could not be subdivided below 15,000 square feet of retail space for the life of building. She asked how that would be enforced. Mr. Chave said it would need to be provided upfront and the City sees all tenant improvements; any tenant improvement that would divide the space below 15,000 square feet would be denied. Mr. Taraday advised there would likely be something recorded against the title of any property taking advantage of the 15,000 square foot height bonus to create a permanent record on the title that so all future permit applications would be reviewed in light of that restriction.

Councilmember Bloom observed commercial mixed use was allowed on all properties, other uses are sprinkled throughout and some quadrants only allow a portion of commercial mixed use for example QFC. There was concern expressed at her Town Hall meeting about a tunnel effect if every property were developed commercial mixed use and located 12 feet from the road. Mr. Chave said the idea of tunnel was the vertical space relative to the horizontal space. He referred to downtown where there is a 60-foot right-of-way, an average of 30 foot building on both sides with no setbacks. At Westgate there is an 80-foot right-of-way, 12-foot setback and 35 foot buildings with the potential of an additional 10-15 feet of height. He summarized in terms of scale to the right-of-way, the buildings in Westgate were similar to the overall proportion of downtown. He did not see that as having a tunnel effect.

Councilmember Bloom asked if there was a reason for allowing commercial mixed use on every property when QFC and PCC were not likely to redevelop. Mr. Chave commented there was a misconception about what that means, pointing out QFC, PCC, McDonalds are commercial buildings although they are different shapes and sizes and if they had residential, they would be commercial mixed use. The idea is not one size fits all; commercial mixed use buildings will each look different, especially at the intersection where a stepback is required on a 4-story building. That combined with the design standards that require differentiating the ground floor from the upper floors, the appearance of separate sections even in a larger building, etc. that will interact to mitigate the fear of a tunnel look to the development.

Councilmember Bloom commented Mr. Barber, who owns Bartells, was at the Town Hall meeting and was very concerned about the parking. Recalling a conversation she and Councilmember Petso had with Mr. Doherty, Ms. Hope and Mr. Chave, she asked whether the plan could start with the Bartells quadrant, work on that quadrant with Bartells, and do the other quadrants later once the SR-104 transportation study is completed since they are unlikely to redevelop. Ms. Hope responded anything is possible. Her understanding was there has been a deliberative process over 3-4 years to look at all 4 quadrants and how they affect each other. Although each quadrant could be considered separately, there is value in having a plan that works reasonably for all four quadrants and fine-tune it based on development that occurs in one of the quadrants.

Councilmember Bloom relayed concerns expressed at the Town Hall meeting included traffic patterns, crossing SR-104 and 100th, parking, ingress and egress, existing parking difficulties at QFC, and driving from QFC to PCC. She summarized pedestrian crossing is not convenient and that is something the SR-104 study will consider. Ms. Hope responded some of the traffic issues have been studied and it may be that perception is not the same as what is actually proposed. The SR-104 analysis will be done within a few months and a lot of the concerns will be addressed.

Councilmember Mesaros observed QFC's existing parking is 1/475 square feet. He inquired about PCC's parking ratio. Mr. Chave answered it is approximately 1/350 square feet in the area immediately in front. Most commercial areas have blended/spill over parking. Councilmember Mesaros inquired about Goodwill's parking ratio. Mr. Chave answered it is shared parking.

Councilmember Mesaros said he has heard canyon-effect mentioned and appreciated Mr. Chave's comparison of the right-of-way and buildings in Westgate to downtown. He asked whether the proposed zoning allow would allow 4-story buildings all along the corridor. Mr. Chave identified areas where 4, 3, and 2 story buildings would be allowed, noting it is not a uniform 4 stories.

Councilmember Fraley-Monillas observed heights up to 4 stories would be allowed at the cross of the quadrants at Edmonds Way and 100th/9th. Mr. Chave identified 2 sides where 4-story buildings would be allowed and 2 sides where 3-story buildings would be allowed. Councilmember Fraley-Monillas observed it could potentially feel like canyon or tunnel in the center. Mr. Chave did not think so, particularly with the stepback at the intersection.

Councilmember Fraley-Monillas commented she liked the walkability of University Village, recalling the series of roads through University Village in the past. She asked the timeframe for making a decision on this plan. Mr. Chave envisioned Thanksgiving. He feared if a decision was delayed too long, it would take a backseat to the budget.

Councilmember Peterson agreed it is not comfortable walk on the sidewalk on SR-104 but the concept via redevelopment in 20-30 years is to create internal walkability and a pedestrian friendly shopping and living experience. Mr. Chave agreed, noting the raised sidewalks in U-Village clearly identify the pedestrian areas.

To Councilmember Bloom suggestion to do one quadrant at a time, Councilmember Peterson asked whether that would be a radical change to the Planning Board's recommendation and require restarting the public process and holding another public hearing. Mr. Taraday answered worst case scenario another public hearing would need to be held to ensure the GMA requirement for public participation was met. As a practical matter, because the other properties are unlikely to redevelop it may not matter whether a plan for the entire area is adopted and tweaked later or only a plan for the quadrant that is likely to develop sooner. Mr. Chave explained it was within the Council discretion to do a phased approach; however, it is unknown what the property owners outside the SR-104 & 100th/9th intersection are considering. The City is limited in what it can do to improve the flow and access until some redevelopment occurs.

Council President Buckshnis asked whether there were grant funds available for overpasses between the quadrants. She referred to overpasses in Charlotte. Ms. Hope answered there are no grants available in Washington for that at this time. She agreed connectivity between the quadrants was an important element. Mr. Taraday suggested an overpass could be added to the amenity score sheet for a height bonus; it was more likely to occur that way rather than via grant funding. Council President Buckshnis asked if there was a percentage of residential in the plan. Ms. Hope answered for example residential cannot be on the first floor. Some property owners may prefer office space to commercial.

Council President Buckshnis asked how Councilmembers should inform staff of additional incentives. Ms. Hope suggested sending information to staff to allow further research. Council President Buckshnis suggested adding art.

Councilmember Johnson observed properties in the Westgate area have varied height limits depending on the location and topography. She asked the Planning Board's rationale for four stories in the QFC quadrant where there is flat topography. Mr. Chave displayed the height map, explaining there are no slopes in the QFC area but the cemetery separates the site from the surrounding area. Four stories were not allowed in the northeast due to its small size.

Councilmember Johnson referred to the intersection analysis done by Jennifer Barnes in June 2013 for the SR-104/100th intersection. She asked Mr. Chave to contrast that analysis with the new transportation

study of Westgate with regard to the forecast years, land use assumptions and the scope of work. Mr. Chave answered Ms. Barnes supplemented the analysis in the Transportation Plan where the planning horizon is 2025, analyzing overall volumes, turning movements, levels of service, signalization, etc. The 2015 update will expand the horizon to 2035. The UW's analysis assumed 4-5 stories; the impact of the current 2-4 story plan will be substantially less.

Councilmember Johnson observed Ms. Barnes' analysis was of the intersection; the transportation study will consider other components. Mr. Chave agreed, especially the SR-104 study.

Councilmember Bloom referred page 7c regarding building not standing in isolation, specifically the last sentence that states, will achieve these connectivity and space-shaping goals more effectively by allowing such an exception in light of the established building and circulation pattern, provided that vehicle parking shall not be located between the building and the public street in any instance. She asked whether the eventual goal was no parking in front of QFC or PCC and for buildings to be located up to the street. Mr. Chave answered the intent is to form the spaces for parking and pedestrian circulation in the area internal to the quadrant by the placement of the buildings. The old strip mall model is parking lot in front with buildings set back with a sign identifying the tenants. When buildings are closer to the sidewalk, they provide a presence at the street front.

Councilmember Bloom observed the goal of the plan was for all buildings to be close to the street. Mr. Chave answered all the buildings would not be at the street because the property configuration of some would not allow the buildings to be placed at the street. The general principle is to have the buildings at the street. If the buildings are not at the street, there will be limited ability to create interconnected spaces, aisles and driveways behind the buildings.

Councilmember Bloom asked whether there was any accommodation made for bike trails. Mr. Chave answered they are not precluded, they could be provided as part of the connections but would be limited by space. The emphasis is along 9th because it is a challenge to provide a bike trail to the east. The north and east connectors in the City's existing bike plans are further north. The language regarding internal circulation could be expanded to emphasize bikes.

Councilmember Bloom referred to language in the plan regarding units less than 900 square feet, a percentage allowed to be over 1600 square and encouraging affordable housing. She emphasize that was not affordable housing; affordable housing was when a person paid no more than 1/3 of their income for housing. As it appeared there was interest in providing affordable housing at Westgate, she asked why actual affordable housing was not included in the plan. Mr. Chave explained the City did not have an affordable housing program; there was no zoning regulation to require affordable housing in a development. He and Ms. Hope have discussed developing that type of program but it would take a couple years including working with the Housing Authority and the new Affordable Housing Alliance (AHA) of Snohomish County. If such a program were developed, it could be added to the Westgate plan; another potential location is nodes on Hwy 99 that are close to transit.

COUNCILMEMBER BLOOM MOVED, SECONDED BY COUNCIL PRESIDENT BUCKSHNIS, TO EXTEND THE MEETING TO 10:15 P.M. MOTION CARRIED UNANIMOUSLY.

Councilmember Johnson referred to the proposal to maintain 15,000 square feet for the life of a building and observed that would preclude the old Albertsons from being dividing to provide space for a pet store as well as prohibit the former Safeway from being developed as Salish Crossing. She questioned whether that was a good idea. Mr. Chave answered the developer would have to be seeking the fourth story for that requirement to be imposed. Second, it would only require 15,000 square feet; for example if the old Albertsons had 20,000 square feet, they could designate 15,000 for PCC and the remainder for other stores. Mayor Earling suggested for future study session discussions, staff be seated at the table.

Councilmember Petso advised she would email staff with a number of requests for future presentations. She suggested deleting the provision that allow using a portion of the sidewalk in the public right-of-way for outdoor seating, temporary displays, etc. Although currently allowed downtown, it would not make sense on SR-104. Council President Buckshnis commented it may not be appropriate on SR-104 but it could be appropriate in other areas in Westgate.

Councilmember Petso suggested a requirement that the first floor be devoted to retail and not parking. As examples she referred to the Compass Apartments where parking is provided in back under the units and a building in Shoreline near Costco where there most of the ground floor is parking. She feared turning a vibrant business district into parking holding up residential. Council President Buckshnis referred to the parking configuration allowed downtown. Councilmember Petso answered there is already a walkable pedestrian area downtown. She relayed comments about why the City wants to create a second walkable pedestrian area. She wanted to ensure Westgate retained legitimate commercial uses on the first floor.

Councilmember Johnson inquired about parking on 9th in front of the cemetery, assuming it was employee parking. She asked whether consideration had been given to offsite parking for employees to better accommodate customer parking. Councilmember Fraley-Monillas commented it is also commuter parking for people taking the bus because there are no time limits on the parking in that area.

Council President Buckshnis clarified smaller units can be affordable housing. She envisioned a walkable neighborhood with residential away from SR-104. Councilmember Bloom pointed out affordable housing has a specific definition, there is no guarantee a 900 square foot unit is affordable. She agreed with Council President Buckshnis' suggestion to have residential setback from SR-104 but that was not what this plan proposed. The plan allows commercial mixed use everywhere and only one of the residential uses, rowhouses, was strictly residential; everything else is mixed use including the live-work. She preferred to designate where residential is allowed and that it be setback and private. This plan allows buildings up to 4 stories of mixed use at the Bartell and QFC mixed use with 3 stories of residential and 1 floor of commercial and parking to accommodate the uses. Council President Buckshnis did not support designating where specific building types could be located.

Councilmember Peterson referred to the presentation by Mark Smith, AHA, who pointed out there are a number of striations to affordable housing including what the private sector provides and what the City could provide via an affordable housing program. Mr. Smith indicated Edmonds is woefully inadequate in both regards; the affordable housing the private sector provides is typically smaller units. Encouraging smaller units in Westgate and throughout the City is an excellent way for the private sector to provide affordable housing. If housing was restricted to specific areas such as rowhouses that are private, it automatically increases the footprint and the price and would eliminate the sector of affordable housing that can be provided by the private sector. The more the location of housing is restricted, the worse the opportunity for providing any type of affordable housing. This type of development is needed throughout the City; there are opportunities in Westgate, downtown, Hwy 99 and Five Corners.

Councilmember Petso agreed small units are not affordable housing and recalled Mr. Smith saying that. There may be less construction costs but the smaller size does not make them affordable housing particularly for families who cannot live in a small unit. She relayed the public wants to identify the places at Westgate where they are willing to accept taller building and residential units and not interfere with other areas at Westgate; that is not what this plan does.

II. ~~REPORT ON OUTSIDE BOARD AND COMMITTEE MEETINGS~~

Due to the late hour, this item was postponed to a future meeting.

He provided the following comparison:

Benefit	Standard	Cigna	
Life and AD&D	\$0.195 and \$0.045	\$0.18 and \$0.022	Cigna matching rate of \$0.29 per unit for dependents
MEBT Life	\$13.50 (\$75k benefit)	\$13.94 (100k benefit)	Cigna matching rate of \$0.54 for disabled lives
Long Term Disability	\$0.595	\$0.49	
Total Cost Differential	-11.9% (\$15,713)		

Councilmember Petso relayed her understanding that the Cigna plan provides greater benefits, less cost and a three year rate guarantee; there are no hidden fees or fine print. Mr. Robertson agreed it seemed too good to be true. Typically when a firm has a monopoly and no competition, their fees are higher. The person who designed and programmed the policy that most municipalities in Washington participate in at Standard, left Standard and went to Cigna.

COUNCIL PRESIDENT BUCKSHNIS MOVED, SECONDED BY COUNCILMEMBER PETERSON, TO FORWARD THE ITEM TO THE CONSENT AGENDA FOR APPROVAL. MOTION CARRIED (4-0). (Councilmember Johnson was not present for the vote.)

5. PROCLAMATION FOR DOMESTIC VIOLENCE AWARENESS MONTH ~ YWCA WEEK WITHOUT VIOLENCE

Mayor Earling read a proclamation declaring October 2014 as Domestic Violence Awareness Month and the third week of October as YWCA Week Without Violence.

Mary Ann Dillon, Senior Regional Director, YWCA Snohomish County, on behalf of the YWCA, thanked the City Council and Mayor Earling for raising awareness about domestic violence via the proclamation. She noted there were several members of the YWCA in the audience as well as Dr. Suzanne Poppema, President, Zonta Club of Everett. Zonta is a women’s organization that works on many women’s issues including eliminating human trafficking locally, nationally and internationally.

Ms. Dillon explained recent incidents involving NFL players and domestic violence has put the spotlight on the problem and has men and women participating in important dialogue about domestic violence. There are great opportunities to keep the conversation going and make systemic changes. She commented a week without violence would be 7 days, 168 hours, 10,080 minutes free of domestic violence, sexual assault, early childhood enforced marriages, etc. She thanked the Council and Mayor for their commitment to ending violence and the making community safer for all.

12. DISCUSSION REGARDING STUDY SESSION FORMAT

Council President Buckshnis recalled in a test of the study session format a couple weeks ago the Council used a round robin, three question format. She asked for Councilmembers’ input regarding how study sessions should be run, the configuration, whether to have a time limit on questions, a round robin with a limit on the number of questions, etc., noting the microphones needed to be improved.

Councilmember Fraley-Monillas suggested Councilmembers take turns asking questions to ensure everyone is able to participate. She noted typically the first person asks multiple questions. She preferred Councilmembers ask one question at a time unless there was a follow-up or clarification question.

Councilmember Petso disagreed with Councilmember Fraley-Monillas. Her understanding of a study session format was to promote interactive discussions in a less structured atmosphere. At the study

session regarding Westgate, the meeting included questions in a much more structured format than when Councilmembers are seated at the dais and there no discussion. She envisioned a less formal study session would provide opportunity for more dialogue and discussion.

Council President Buckshnis commented there was discussion at the end of the study session regarding Westgate. The length of the agenda that evening also limited the amount of discussion regarding Westgate. She favored the round robin format because it allowed each person to speak.

Councilmember Fraley-Monillas commented she liked the more informal setting with Councilmembers seated at the table; her preference was to allow all Councilmembers to ask questions and participate in the process versus one Councilmember with a lot of questions monopolizing the subject matter.

Councilmember Peterson said he also likes the informal nature of sitting at a table but he has heard from citizens who watch the Council meetings that they are not able to engage due to the poor sound quality and the camera angles. The Council needs to balance what makes them comfortable with the public's ability to engage in the discussion. The technology is not currently set up to accommodate the format with Councilmembers seated at the table. He suggested gathering feedback from people who watch the Council meetings.

Councilmember Johnson said it was beneficial to have rules for study sessions; the Council can make them up as they go or rely on Roberts Rules of Order although Roberts Rules may be too restrictive. She suggested either establishing a time limit or a number of questions. She suggested playing with the table layout, recalling the original configuration did not have Councilmembers in a line and allowed them to see each other. Councilmember Fraley-Monillas commented the problem with the current configuration is some Councilmembers have their backs to the audience.

Councilmember Johnson said she can see the screen better from the table; it is nearly impossible to see the screen when seated at the dais. She noted it would be helpful to provide Councilmembers with presentation materials. Councilmember Petso noted she could see the screen better from the dais than from the table.

Council President Buckshnis summarized for future study sessions:

- Work on a different table configuration
- Round robin with 1-2 questions each

Council President Buckshnis asked whether Councilmembers wanted discussion after each question. Councilmember Petso commented it depends on the issue. For Westgate, it may have been more productive to allow discussion after each question was raised. For items on tonight's agenda that previously would have been handled by committee, few questions arose. She summarized less formality would be preferable.

Councilmember Johnson asked whether Councilmembers wanted to start meetings at 6:00 or 7:00 p.m. She preferred all the meetings start at 7:00 p.m.

Councilmember Fraley-Monillas said either 6:00 or 7:00 p.m. was acceptable. With regard to the number of questions, she said to drive democracy the number of questions cannot be limited. She suggested a Councilmember who had a number of questions could continue to ask questions after other Councilmember's questions had been answered.

Council President Buckshnis commented she was surprised by the 6:30 p.m. start time tonight. She preferred to start meeting at 7:00 p.m. because that was what citizens are used to. Unless there were

objections, she will continue with a 7:00 p.m. start time and, when necessary, hold executive sessions prior to Council meetings.

Mayor Earling commented staff's understanding was study sessions would start at 6:00 p.m., if there was an executive session, the meeting would start at 6:00 p.m., followed by the executive session and convene the study session at the conclusion of the executive session. There may be an advantage to starting the study session earlier; for example, tonight's agenda was a 4-hour meeting.

Councilmember Fraley-Monillas suggested all Council meetings could start at 6:00 or 6:30 p.m. to avoid confusion.

Mayor Earling summarized Council President Buckshnis will take the Council's comments and present a recommendation at the next study session.

13. PRESENTATION REGARDING FIRE DISTRICT 1

Mayor Earling explained the invoice was provided at an initial meeting with Fire District 1 (FD1) on August 21. Several subsequent meetings have been held including a meeting with Brier's Mayor, Mountlake Terrace's City Manager and himself where it was agreed the three cities' Finance Directors would meet to discuss concerns with the billing. Following that meeting the Finance Directors met with FD1's Finance Director. During these meetings, further information has been requested from FD1. He met with Chief Widdis and Commissioner Chan last Friday where it was agreed the timing and the way the information regarding the increase was presented was handled poorly by FD1. It was also agreed to have further discussion on issues of concern to Edmonds and likely all three cities.

Following tonight's presentation and discussion, there will be a follow-up meeting this week with the three cities' Finance Directors, Brier's Mayor, Mountlake Terrace's City Manager and him. He will be seeking a meeting with the three cities and FD1 late this week or early next week. He summarized there has been a good dialogue to this point.

Fire District 1 Chief Ed Widdis commented he provided this same presentation to Mountlake Terrace, illustrating the benefits of contracting with FD1. The primary reasons Edmonds contracted with FD1 were:

- More efficiencies
 - A 12-station fire department
 - A larger group of employees to pool from
 - More specialized equipment
 - More resources for the community
 - Re-classed the City fire service from a Class 4 to Class 3
- Save Money (He displayed the following spreadsheets):
 - City Revenue – Edmonds Fire (2010-2016)
 - Edmonds Fire Budget (2010-2016)
 - Contract Cost
 - Edmonds Fire Revenue Loss (Woodway and Esperance Contracts)
 - Costs Transferred to District
 - Estimated 5-year outlook (2010-2014)
 - Estimated savings via contracting : \$5.8 million
 - Actual 5 year savings: \$6 million

Councilmember Fraley-Monillas observed Ms. Spellman will no longer videotape Council meetings. Council President Buckshnis advised that was correct at this time. Her contract will be adjusted to reflect she will no longer videotape Council meetings. Councilmember Fraley-Monillas commented some Councilmembers are interested in determining how many hours would be needed for legislative aid type work.

Councilmember Petso commented she had not heard of people sharing a legislative assistant and the concept seems very odd. For example, one Councilmember may ask the aid to research what cities have done to help acquire parks; and another Councilmember may ask him/her to research what cities are doing to sell off surplus parks. She was hesitant to have a single, shared legislative assistant among seven people.

12. **DISCUSSION ON THE PROPOSED 2015-2020 CAPITAL FACILITIES PLAN/CAPITAL IMPROVEMENT PROGRAM**

Due to the late hour, Mayor Earling advised this would be delayed to a future meeting.

13. **CONTINUED DISCUSSIONS ON THE STUDY SESSIONS**

This item was rescheduled to a future meeting via action taken at the conclusion of Agenda Item 9.

14. **MAYOR'S COMMENTS**

Mayor Earling advised Rick Schaefer, the Principle at Tetra Tech, was scheduled to make a presentation at the November 28 meeting. His father passed away so his presentation has been rescheduled to November 25.

Mayor Earling thanked Council and staff who attended the Five Corners ribbon cutting last week. Staff and elected officials have endured a lot of bullets as that project moved along. Early reports, including some from people who were opposed to the roundabout, have been positive.

Mayor Earling invited the public to the Veterans Day Ceremony at the Veterans Plaza at 11 a.m.

15. **COUNCIL COMMENTS**

Council President Buckshnis advised she is working on the extended agenda. The Council will not be meeting on December 23 or 30.

16. **CONVENE IN EXECUTIVE SESSION REGARDING PENDING OR POTENTIAL LITIGATION PER RCW 42.30.110(1)(i)**

This item was not needed.

17. **RECONVENE IN OPEN SESSION. POTENTIAL ACTION AS A RESULT OF MEETING IN EXECUTIVE SESSION**

This item was not needed.

18. **ADJOURN**

With no further business, the Council meeting was adjourned at 9:57 p.m.